

2 Colchester Court, Salisbury Heights, SA, 5109



House For Sale

Wednesday, 20 November 2024

2 Colchester Court, Salisbury Heights, SA, 5109

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Type: House

Uncover Your Dream Home in Salisbury Heights!

Discover the epitome of charm and functionality in this remarkable residence, set on a generous 619m² (approximate) allotment. Nestled in a highly sought-after neighbourhood known for its family-friendly atmosphere and seamless access to schools, shops, and parks, this home is a true gem for first-time buyers, growing families, and savvy investors alike.

Step inside to be greeted by a beautifully illuminated sunken lounge, effortlessly flowing into the inviting dining room. The updated kitchen is a standout, featuring sleek white cabinetry and expansive benchtops, overlooking a bright and airy family room with modern white tiles an ideal setting for creating lasting memories.

The functional layout includes four well-sized bedrooms, serviced by a well-maintained main bathroom and an ensuite and walk-in robe offering space and comfort for the whole family.

Outside, a spacious 'A' framed verandah provides the perfect entertaining area, seamlessly connecting to a large, well-equipped rumpus room complete with split-system air conditioning. The low-maintenance front yard, secure carport, and extended driveway with additional off-street parking add to the property's practicality.

Whether you're looking for your first home, a family haven, or an investment, this property offers an exceptional opportunity you won't want to miss.

Features that make this home special:

- Master bedroom with beautiful bay window, ceiling fan, ensuite and walk-in robe
- Three additional bedrooms, all with built-in robes and ceiling fans
- Large sunken lounge room with bifold doors adjoining the dining room
- Modern kitchen with stainless steel dishwasher, 900mm gas cooktop, walk-in pantry and ample cupboard and bench space
- Light-filled family room adjacent to the kitchen
- Updated main bathroom with bath and shower, powder room and separate toilet
- Large laundry with linen storage
- Expansive undercover entertaining area
- Rumpus room with split-system air-conditioning ideal for home gym or teen retreat
- Ducted reverse cycle air-conditioning
- Large shed
- Carport with roller door
- Generous driveway

Ideally located in a quiet and picturesque area of Salisbury Heights and in close proximity to a variety of primary and secondary schools and public transport options. Only a short distance to the green open spaces of St Albans Drive Reserve and Canterbury Drive Reserve. All of this and just a short drive to all of the shopping and entertainment that Golden Grove Village Shopping Centre has to offer.

All information provided has been obtained from sources we believe to be accurate, however, we cannot provide any guarantee and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own inquiries and obtain their own legal advice.

The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.

RLA 313174