

40 Guernsey Crescent, Salisbury North, SA, 5108



House For Sale

Tuesday, 31 December 2024

40 Guernsey Crescent, Salisbury North, SA, 5108

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Dave Stockbridge
0413089910



Steve Spurling
0421571682

1st time EVER on the market!!!!

A rare opportunity to be just the second owner of this well loved family home set in a super convenient location.

In the same family since new it has come time to pass the baton onto the next family to cherish as they have.

A solid brick treat in a family friendly street this property offers room for the growing young family.

Boasting 3 generous bedrooms the master suite is repeat with built in robes. and rumpus room this home has space for everyone.

Regardless of the time year ducted evaporative air conditioning collaborates with a split system reverse cycle air conditioner and ceiling fans to ensure that whatever the season outside you are ensconced in comfort inside.

Impressively presented by our very house proud vendors this home's condition is a credit to their dutiful care of this property over the last 4 decades. They have thoughtfully updated and improved this home so that it offers more today than it did the day it was built.

The large lounge area is the ideal space to retire into at the end of a busy day whilst the dining space sits conveniently between the lounge and adjacent the renovated kitchen.

Fabulously featured this kitchen offers an abundance of cupboard, bench space and walk in pantry and features gas cooking affording the chef of your family all they need to create culinary delights.

With all the hard work already done all that there is left to do is move in and enjoy with the beautifully renovated bathroom featuring contemporary features and timeless style to create a space you will enjoy for many years to come.

Whether you are simply relaxing and watching the kids play or entertaining one of life's milestone occasions the expansive verandah has you covered. An alternative space for young ones to play when too wet or too cold this area is perfectly practical all year round.

A rumpus room will always find use. Whether its as a second living area, teen retreat, man cave or crafts space the utility of such rooms can not be under estimated.

This rumpus provides access to a work shop which is also practically disposed and creates another storage opportunity every family values.

With parking aplenty this home boasts room under cover for 2 cars and more room on the driveway as young ones grow.

A traditional Aussie sized back yard is a great way for kids to grow up. With room for pets to play and kids to kick balls this is a space the whole family with enjoy.

Easy access to the Northern Expressway means proximity to Gawler, Semaphore and the City making this a much more liveable location than ever before.

With tens of millions spent on the local swimming centre, a new Shanx at the nearby Par 3 golf course and being set merely minutes away from local and regional shopping its easy to see why so many see this area as the best balance of lifestyle and affordability in Adelaide.

****DISCLAIMER**** Although the Agent has endeavoured to ensure the accuracy of the information contained within the marketing material we remind prospective purchasers to carry out their own due diligence and to not rely upon the

information in this description. This description does not warrant that all features, improvements or appliances are in working order or have necessary approvals and the Agent advises all parties interested in the home to undertake their own investigations prior to purchase.

****PRICING****

For the most part of the last 26 years I have been releasing properties to the market without a price. I do so just for the first open inspection and then we set a price with the Vendor/s in consideration of the feedback derived from the first open. I understand that may frustrate some buyers but the frustration will be rewarded with a price range set that is an accurate reflection of market value balanced by the Vendor/s expectation. It is also frustrating for a vendor to be on the market for weeks longer than necessary because they have over priced their property. Or if they choose to price the home in excess of feedback levels they can do so knowingly and factor that into their timeframe. I will release a price by way of SMS to all buyers who attend the first open and upload a price as soon as practicably thereafter. Thank you and should you have any further questions about my rationale in marketing properties successful in this manner for over 1600 sales please feel free to call me directly anytime.

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