

**10 Closeburn Crescent, Salisbury Park, SA 5109**

**House For Sale**

Wednesday, 17 April 2024

Boffo

10 Closeburn Crescent, Salisbury Park, SA 5109

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 1069 m2**

**Type: House**



Mark Fricker  
0882697711



Tim Dennis  
0882697711

## **Auction \$520,000**

Auction Location: On Site Explore the benefits of a spick and span three-bedroom home nestled on a 1069sqm block (approx.) with unlimited potential. The perfect option for family buyers seeking a generous and secure backyard or a home that accommodates future growth, this is also a promising investment and a potential development site (subject to planning consents). The updated interior features timeless and tasteful style spanning two large living areas and three comfy bedrooms. A well-equipped kitchen takes centre stage in the family living and meals area, while double doors into the adjoining lounge foster leisurely family time or seamless open flow for easy entertaining when the occasion arises. Attracting abundant natural light and designed for comfortable family living, solar panels support cost-effective climate control of the ducted evaporative air-conditioning, bedroom ceiling fan, reverse cycle wall units and heating. The huge yard presents undercover outdoor entertaining, a generous carport and a freestanding double garage or workshop behind secure gates. You'll find a clean slate for your property dreams and easy storage for your recreational vehicles, fun-filled kids' play spaces, flourishing fruit or veggie gardens or even a modern extension for your growing family. Features that make this home special:- Three bedrooms with neutral carpets- Master bedroom features a ceiling fan and a built-in robe- Entry from the verandah into the open plan family living and meals area- Modern kitchen with gas cooking, dishwasher, pantry storage, expansive bench space, breakfast bar- Large carpeted lounge with a cosy focal-point wood fire - Laundry with linen storage- Bath, shower and separate toilet - Solar panels- Ducted evaporative air-conditioning - Reverse cycle wall unit air-conditioners - Gas heater- Spacious drive through carport- Double garage behind gates Positioned at the apex of a quiet location attracting mostly local traffic, it is an easy walk to bus stops, Salisbury Park Primary School and Harry Bowey Reserve. A 15-minute stroll leads to the Saints Road Shopping Centre's shopping and dining venues, adding to the easy appeal of this spacious family home. All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained herewith should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. 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