

11 Larkins Road, Salisbury Downs, SA 5108



House For Sale

Wednesday, 1 May 2024

11 Larkins Road, Salisbury Downs, SA 5108

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 559 m2

Type: House



Michael Janda



Adam Janda

0478087431

Current Bid: \$679,000

For sale by Openn Negotiation (flexible conditions online auction). The Openn Negotiation is underway and the property can sell at any time. Contact Michael Janda immediately to become qualified and avoid disappointment. Open to all buyers, including finance, subject to seller approval. Register online at openn.com.au Boasting a generous 559sqm (approx) allotment and nestled within the Pedlar Estate in Salisbury Downs, this immaculate three bedroom, two bathroom home with all the bells and whistles is ready for its next chapter in life. With a well thought out floorplan and strong bones, those looking for a quality home will be impressed. Internally, the home features two good sized living areas, with the addition of a dining area and meals area not often seen. Any home-chef will not be let down by the impressive U-Shaped kitchen, featuring plenty of storage space, a gas stove cook-top and double sink. The master bedroom has the added benefit of a walk-in robe and ensuite, whilst bedrooms 2 and 3 feature built-in robes. A separate toilet from the bathroom can be found, providing family convenience, with the bathroom benefitting from both a separate shower and bath. Cooling is catered for by ducted evaporative cooling. Externally the home really presents a 'wow' factor with a highly desirable pitched roof entertaining area containing a fan, perfect for celebrating life's milestone moments, particularly on those warmer summer evenings/nights. This space overlooks the small lawn area, providing enough space for the pets and kids to run around without feeling too cramped. A rain-water tank and good sized garden shed compliments this space. Security is an important factor which has been thoughtfully considered, with the front of the home containing a front fence with an electric gate. Off-street parking is offered by a double car driveway leading into the double car garage with drive-thru access on the left side. Other features we love:

- Solar Panels providing assistance with those rising electricity costs
- An abundance of internal living with an effortless floor-plan
- Low-maintenance gardens
- Strong internal bones
- Plenty of off-street parking, perfect for the growing family.

Parked in an ideal location, this home offers peaceful and tranquil living, perfect for all buyers alike. With its close proximity to Salisbury Highway, those looking for easy access to the Adelaide CBD or the beaches will have their needs catered for. Major shopping is catered for by the nearby Parabanks Shopping Centre, Hollywood Plaza (Set for a major revamp) and the District Outlet Centre at Parafield. Nearby schooling options include Thomas More College, Parafield Gardens High & Salisbury Downs Primary. A building inspection has been arranged by the Vendor through BeforeYouBid and can be purchased for a discounted price. Speak to one of our agents to find out how you can purchase this report! With the market continuing to burn hot, opportunities like this do not last! Give us a call today to find out how you can get involved to secure this stunning home!

Land // 559sqm
Year Built // 1990
Council // City of Salisbury Zoning // General Neighbourhood
Council Rates // \$1,865.50 per annum
Water Rates // \$160.16 per quarter
Rental Estimate // \$550.00 per week
Rental Appraisal // A written assessment can be provided