

12C Traverse Avenue, Salisbury North, SA 5108



House For Sale

Tuesday, 28 May 2024

12C Traverse Avenue, Salisbury North, SA 5108

Bedrooms: 3

Bathrooms: 2

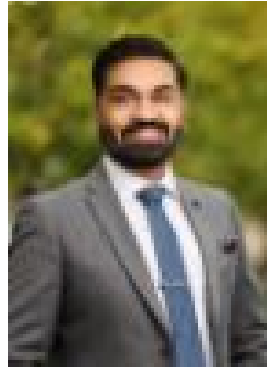
Parkings: 1

Area: 257 m2

Type: House



Jaya Prageeth



Brijesh Mishra

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Saturday 15th June 5:30pm (USP)

Delightfully nestled in a desirable lifestyle location, just a short walk to Penfield Golf Club and Adams Oval Reserve and Playground, close to local shops and within easy reach of all desirable amenities, this sensational courtyard residence features modern open plan living and contemporary fittings across a generous 3-bedroom design. Sleek timber grain floating floors, fresh neutral tones, 2.7m ceilings and LED downlights create a refreshing, modern ambience that flows effortlessly across the open plan layout. Relax in a spacious living/dining room where a stylish modern kitchen seamlessly integrates. Cook in contemporary comfort with sleek gloss cabinetry, stainless steel appliances, custom tiled splashbacks, generous pantry, double sink and a wide breakfast bar providing the most modern of facilities. There is plenty of space outdoors in a generous rear yard for the kids and pets to play. Established lawn and garden areas add a free fresh botanic appeal and there is ample area for your future alfresco improvements (STPC). All 3 bedrooms are generously proportioned, all offering fresh quality carpets and robe amenities. The master bedroom features a generous walk-in robe and ensuite bathroom. Bedrooms 2 and 3 both have built-in robes. A full main bathroom features floor-to-ceiling tiles, modern vanity, semi-frameless shower screen and deep relaxing bath, while a clever walk-through laundry with under bench appliance space completes the interior. Ducted reverse cycle air-conditioning will ensure your year-round comfort while a single garage with auto panel lift door provide sheltered accommodation for the family car. Ideal for the growing family or perfect for the astute investor, this appealing, low maintenance offering is well worth your inspection. Briefly:*

Contemporary low maintenance open plan courtyard residence* Great location near local sporting facilities, shopping and reserves* Sleek timber grain floating floors, fresh neutral tones, 2.7m ceilings and LED downlights* Generous open plan living/dining room with modern kitchen overlooking* Kitchen features sleek gloss cabinetry, stainless steel appliances, custom tiled splashbacks, generous pantry, double sink and a wide breakfast bar* All 3 bedrooms of generous proportion, all with fresh quality carpets and robe amenities* Bedroom 1 with walk-in robe and ensuite bathroom* Bedrooms 2 and 3 with built-in robes* Full main bathroom with floor-to-ceiling tiles, modern vanity, semi-frameless shower screen and deep relaxing bath* Walk-through laundry with exterior access and under bench appliance space* Generous rear yard with lawn and garden areas* Ample room for future alfresco improvements* Ducted reverse cycle air-conditioning* Single garage with auto panel with door and interior access to the home* Additional off street parking available in the driveway* Rainwater tank* Garden shed Ideally located with Penfield Golf Club & Adams Oval Reserve, open space and playground all within walking distance. Whites Road Foodland and local shops are also just a short walk away. The Salisbury Recreation precinct with the Salisbury Swim Centre, tennis courts, playground, barbeque area and the little Para River Linear Reserve & Golf Course is easily accessed. Parabanks Shopping Centre is easily reachable for your weekly groceries, entertainment and train transport to the city. Local unzoned primary schools include Salisbury North Primary, Bowden Brompton CS Northern Middle School Campus, Paralowie School R-12 & Lake Windermere B-7 School. The local zoned secondary school is Paralowie School R-12. For more information, contact Jaya Prageeth on 0430 397 878 or Brijesh Mishra on 0430 140 905. The Vendor's Statement (Form 1) may be inspected at 493 Bridge Road, Para Hills SA 5096 for 3 consecutive business days before the auction and at the auction for 30 minutes before it commences. DISCLAIMER: We have in preparing this document using our best endeavours to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document. RLA 326547