

**13/26 York Terrace, Salisbury, SA 5108**



**Sold House**

Saturday, 12 August 2023

13/26 York Terrace, Salisbury, SA 5108

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 258 m2**

**Type: House**



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**\$450,000**

Perfectly positioned at the rear of a peaceful group, just a short walk from the Salisbury Oval, and Parabanks Shopping Centre, this delightful courtyard home will provide the perfect start-up opportunity for younger families or an ideal investment opportunity for shrewd entrepreneurs. A 'pick of the bunch' location in the group offers privacy and ease of access, while a contemporary design and modern decor present a wonderful living space with a fresh, vibrant appeal. Sleek timber grain floating floors, fresh neutral tones and LED downlights flow effortlessly from a generous gallery style hallway, through to a large open plan living/dining room at the rear of the home. Relax in every day casual comfort as natural light gently infuses through generous window placements. Cook the family meals in style in a spacious kitchen overlooking the family room. Timber grain cabinetry, stone look bench tops, double sink, wide breakfast bar, subway tiled splash backs and stainless steel appliances provide modern amenities. Step outdoors and relax alfresco style under a full width rear pergola, all overlooking an easy care, low maintenance garden and framed by neighbouring mature trees. The home offers 3 spacious bedrooms, all of good proportion, all with quality carpets. The master bedroom offers a walk-in robe and direct access to a clever 3 way bathroom with open vanity and separate toilet. A single garage with auto roller door will accommodate the family car, and there is room to park and additional vehicle in the driveway. A delightful, well maintained courtyard residence that will appeal to budget buyers through to seasoned investors. Briefly:

- Comfortable courtyard home in great location close to the local oval and shopping centre
- 'Pick of the bunch', rear of group location
- Sleek floating floors, fresh neutral tones and LED downlights
- Generous open plan family/dining room with kitchen overlooking
- Kitchen offers timber grain cabinetry, stone look bench tops, double sink, wide breakfast bar, subway tiled splash backs and stainless steel appliances
- Sliding doors from family room to alfresco entertaining
- Full width rear verandah overlooking low maintenance garden
- 3 spacious bedrooms, all with quality carpets
- Bedroom 1 with walk-in robe and direct bathroom access
- Clever 3 way bathroom with separate toilet and wide open vanity
- Walk-through laundry with exterior access
- Single garage with auto roller door, plus interior access to the home
- Rainwater tank
- Ideal start-up opportunity or perfect investment property

Parabanks Shopping Centre, Hoyts Cinemas and Aldi are all just up the road for a quality shopping experience along with The Salisbury Interchange, providing public transport to the city and the north. Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price. Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts. RLA 322799 Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign. Ray White Campbelltown are taking preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing will be required at this open inspection. Property Details: Council | SALISBURY Zone | GN - General Neighbourhood \\ Land | 258sqm (Approx.) House | 212sqm (Approx.) Built | 2011 Council Rates | \$1181pa Water | \$154 pa ESL | \$102 pa Community | \$165.75 pa