

13 Sheridan Court, Salisbury Heights, SA 5109

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House For Sale

Wednesday, 17 January 2024

13 Sheridan Court, Salisbury Heights, SA 5109

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Kuldip Dudi
0488555337



Paul Leombruno
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Auction \$595,000

Auction Location: On Site Discover the epitome of charm and functionality in this remarkable residence, nestled on a spacious traditional-sized allotment within a secure cul-de-sac—a true gem that checks all the right boxes. Positioned in a coveted neighbourhood renowned for its family-friendly ambiance and seamless access to schools, shops, and parks, this home is the perfect haven for first-time buyers, families, and savvy investors alike! Upon entering, be greeted by a brilliantly illuminated lounge featuring trendy timber-look flooring seamlessly transitioning into the inviting dining room. The separate kitchen showcases sleek white cabinetry and expansive benchtops, overlooking a light-filled family room with a captivating feature wall—an ideal backdrop for memorable gatherings with loved ones. The functional design encompasses three generously sized bedrooms, all serviced by a well-maintained main bathroom. Step outside to an expansive verandah with cafe-blinds, unique stone work making up a woodfire BBQ and garden beds, this offers a serene view of the backyard and a haven for garden enthusiasts to cultivate their green oasis. The property also boasts a low-maintenance front yard and an extended driveway, providing additional off-street parking, along with a secure carport featuring drive-through access to the shed. This residence represents a golden opportunity for astute investors looking to enhance their portfolio, first-time buyers eager to step into the property market, and growing families seeking to shape a home perfectly tailored to their needs. Live just walking distance away from local schools, parks, transportation options, public phone box, postal service, and shopping facilities, ensuring every convenience is easily within reach. Seize the opportunity to transform this house into your home—a unique blend of comfort, convenience, and untapped potential awaits! Don't miss your chance to make it yours.

Features that make this home special:- Three well-sized bedrooms, bedroom 1 and 2 both offering built-in robes- Modern kitchen with stainless steel dishwasher, gas cooktop, pantry and ample cupboard and bench space- Light-filled family room adjacent to the kitchen- Open-plan dining and living area adjoining to the kitchen - Neat and tidy main bathroom with bath and separate shower- Separate toilet- Functional laundry with external access- Spa room - Expansive undercover entertaining area with café blinds and natural gas log fire space heater for the cooler months- Outdoor wood fire BBQ - Well-manicured backyard and garden - Large shed with roller door access and external access- Large carport with roller door and external access- Generous driveway and landscaped front garden Ideally located in a quiet and picturesque area of Salisbury Heights and in close proximity to a variety of primary and secondary schools and public transport options. Only a short distance to the green open spaces of St Albans Drive Reserve and Canterbury Drive Reserve. All of this and just a short drive to all of the shopping and entertainment that Golden Grove Village Shopping Centre has to offer. All information provided has been obtained from sources we believe to be accurate, however, we cannot provide any guarantee and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own inquiries and obtain their own legal advice. 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