

14A Langford Terrace, Salisbury North, SA 5108

House For Sale

Tuesday, 9 April 2024

14A Langford Terrace, Salisbury North, SA 5108

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 381 m2

Type: House



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Best Offers by 5pm Monday 22nd April (USP)

Best offers by 5pm Monday 22nd April (unless sold prior) Matt Sergeant and Harris Real Estate are proud to present 14A Langford Terrace, Salisbury North. Nestled in the sought-after 'Hawkesbury Estate' and built in 2011 by Fairmont Home, this home stands as a testament to craftsmanship and contemporary design. Boasting three bedrooms, including a master suite with an en-suite and walk-through robes, as well as two additional bedrooms with built-in robes, this residence caters to comfort and convenience. Upon entering, the home's charm unfolds with quality carpets adorning the bedrooms, while hard-wearing timber-look flooring graces the expansive living areas. The heart of the home, a well-equipped kitchen, is equipped with stainless steel appliances, a gas cooktop and oven, ample overhead cupboards, and a central island bench—a haven for culinary enthusiasts and family gatherings alike. One of the property's standout features is its double-glazed windows, offering both energy efficiency and peace in a serene setting. The thoughtful layout extends to include reverse cycle air conditioning for year-round comfort, ensuring a pleasant ambiance regardless of the season. Outside, an alfresco entertainment area invites relaxation and outdoor dining amidst low-maintenance gardens, perfect for those seeking a blend of indoor-outdoor living without compromising on convenience. Other features we love: - Instant hot water system - 6.6kw solar system - Second reverse cycle system in the main bedroom - Direct access from the laundry to the backyard - Additional roller door for access through to the backyard. With its combination of modern amenities, thoughtful design, and a prime location within Salisbury North, 14A Langford Terrace stands as a symbol of refined living. Whether you're a discerning buyer or someone seeking a harmonious blend of comfort and style, this property promises a lifestyle of distinction and enduring value. Specifications: CT / 6053/147 Council / Salisbury Zoning / GN Built / 2011 Land / 381m² (approx) Frontage / 12.89m Council Rates / \$1443.55pa Emergency Services Levy / \$115.00pa SA Water / \$153.70pq Estimated rental assessment / \$530 - \$560 per week / Written rental assessment can be provided upon request. Nearby Schools / Salisbury North P.S, Paralowie School, Lake Windemere B-6 School, Salisbury P.S, Elizabeth Vale P.S, Salisbury H.S, Kurna Plains School. Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate 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 enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 330069