

15 Robert Street, Salisbury, SA 5108

House For Sale

Saturday, 13 April 2024

15 Robert Street, Salisbury, SA 5108

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 395 m2

Type: House



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Auction- Saturday 4th May 2024 2:30pm

Auction Saturday 4th May 2024 2:30pm Delightfully nestled in a peaceful lifestyle location, just a short walk to Parabanks Shopping Centre and Salisbury Railway Station, this refreshing modern home offers the style, space and contemporary comfort that modern home buyers demand. A generous 395m² allotment offers more than enough space for the kids to play and pets to roam, and a little more for those who enjoy the garden. Built in 2019 by the Weeks Building Group, of steel frame construction, the home boasts open plan living and generous alfresco entertaining across a light filled 4 bedroom design. Sleek timber grain floating floors, fresh neutral tones and ambient natural light create a sophisticated living space where a large open plan family/dining room provides great spot for your everyday relaxation. Step seamlessly outdoors and enjoy the vast alfresco entertaining verandah where there is plenty of space for the barbecue and your outdoor dining. A stunning modern kitchen overlooks the living area and features composite stone bench tops, bespoke tiled splashbacks, crisp modern cabinetry, generous walk-in pantry, stainless steel appliances, recessed double sink and raised island breakfast bar. All 4 bedrooms are double bed capable, all offering fresh quality carpets and robe amenities. The master bedroom features a walk-in robe and ensuite bathroom. Bedrooms 2, 3 & 4 all offer built-in robes. A bright main bathroom with separate bath and shower, separate toilet and clever walk-through laundry provide valuable utilities, while a double garage with auto roller door offers secure accommodation for the family car. Perfect for the growing family, wise investor or professional couple, the home is ready to move in and enjoy and offers premium contemporary comfort across a low maintenance allotment. Briefly: * Stylish modern home in peaceful lifestyle location* Just a short walk to Parabanks Shopping Centre and Salisbury Railway Station* 4 spacious bedrooms and open plan living across a refreshing modern design* Kitchen features composite stone bench tops, bespoke tiled splashbacks, crisp modern cabinetry, generous walk-in pantry, stainless steel appliances, recessed double sink and raised island breakfast bar* Central opening sliding doors from the family room to alfresco entertaining* Massive alfresco entertaining verandah with plenty of space for barbecue and dining* Generous lawn covered backyard with ample room for kids and pets* All 4 bedrooms with fresh quality carpets and robe amenities* Bedroom 1 with walk-in robe and ensuite bathroom* Bedrooms 2, 3 & 4 with built-in robes* Bright main bathroom with separate bath and shower* Separate toilet* Walk-through laundry with exterior access* Double garage with auto roller door with internal access* Ducted reverse cycle air-conditioning* Minimise your electricity bill with a massive 8.9kw solar power system with battery backup Perfectly located close to all desirable amenities. Walk to Parabanks Shopping Centre & Hoyts Cinemas for quality shopping and entertainment. The Salisbury Interchange is also just an easy walk away, providing public transport to the city and the north. The Salisbury North Wetland & Salisbury Swimming Centre with the Little Para River Recreational Reserve are both nearby in the local area, providing a great place for outdoor entertainment and exercise, along with the Penfield Golf Club, the Little Para Golf Course and the Salisbury Football Club. CT Reference / 6205/473 Council / City of Salisbury Zone / Suburban Neighborhood Year Built / 2019 Land Size / 395 m² approx Council Rates / \$1,665.60 per annum SA Water Rates / Supply \$74.20 & Sewer \$79.50 per quarter + usage Emergency Services Levy / \$125.60 per annum Professionals Manning Real Estate 265 North East Rd Hampstead Gardens SA 5086. Professionals Manning Real Estate is proud to service the Adelaide Real Estate market. If you are thinking of selling or leasing you should give the team a phone call on 82666052 to arrange a free no obligation market opinion. RLA 281289 Disclaimer If a land size is quoted it is an approximation only. You must make your own enquiries as to this figure's accuracy. Professionals Manning Real estate does not guarantee the accuracy of these measurements. All development enquiries and site requirements should be directed to the local govt. authority. Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. Development is subject to all necessary consents. You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice. RLA 281289 The property is being offered to the market by way of Auction, unless sold prior. Auction Pricing- At this stage, the vendors are not releasing a price guide to the market. The agent is not able to guide the market or influence the market in terms of price instead providing recent sales data for the area which is available upon request via email or at the open inspection. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. Please note that any offers submitted prior to Auction will be under Auction conditions. It is the Purchaser's responsibility to seek own legal advice and a Form 3 Cooling-Off Waiver. RLA 281289.