

**17 Smedley Place, Salisbury Park, SA 5109**



**Sold House**

Wednesday, 17 April 2024

17 Smedley Place, Salisbury Park, SA 5109

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 8**

**Area: 572 m2**

**Type: House**



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**\$562,000**

Ray White Salisbury is proud to present 17 Smedley Place, Salisbury Park

**THE LOCATION:** Nestled in a family-friendly street of Salisbury Park and located directly across from Carisbrooke Park, this property offers a serene and convenient lifestyle. Enjoy proximity to Saints Shopping facilities, Parabanks shops, Elizabeth Shopping City, and the surroundings of lush parks and reserves. Salisbury Park Primary School is just a short stroll away, and medical facilities like Lyell McEwin and Calvary Hospital are conveniently close. With ample public transport options, this home is the perfect starting point for the next chapter in your life.

**THE RESIDENCE:** Situated on an expansive allotment, this property presents an exceptional development opportunity. If looking for an owner occupied property, this home is already equipped with numerous family features and is ready to move in. As you approach, a long driveway and fenced double carport ensures secure off-street vehicle parking. The second carport set for a large van or boat parking. Step inside the flowing floor plan, with split system cooling, and gas heating for year-round comfort. The design of the seamlessly flows into the spacious dining and kitchen area, offering tremendous potential for customisation. Bedrooms 2 & 3 generously sized feature built-in robes, Bedroom 1 is enormous with its expansive footprint that lends itself to a potential ensuite - walk in robe and ceiling fans to bedroom 1 & 2, . The conveniently central bathroom and linen cupboard add practicality, while the laundry, just off the hallway, includes a convenient toilet and easy rear yard access. The rear yard and paved verandah the full length of the home is perfect for entertaining and family barbecues, and the expansive rear yard provides ample space. A garden shed adds to the practicality, offering additional storage.

**FEATURES:**

- Solar Panels
- Impressive 21-Meter Frontage
- Emerging Suburb of Salisbury Park
- Expansive 572 Square Meter Allotment with 21m frontage
- 6 Plus Off-Street Vehicle Parking, Including Carport and Shed

Remarkable opportunity to own in Salisbury Park and not to be overlooked, all enquiries welcome. Regarding price. The property is being offered to the market by way of Auction. We will supply recent sales data for the area which is available upon request via email or at the open inspection.

**Disclaimer:** Every care has been taken to verify the correctness of all details used in this advertisement. However, no warranty or representation is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for errors or omissions. Prospective purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the contract of sale