

**18 Marian Street, Salisbury East, SA 5109**



**Sold House**

Wednesday, 23 August 2023

18 Marian Street, Salisbury East, SA 5109

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 690 m2**

**Type: House**



Joe Hibeljic  
0431334630



Vanessa Bianco  
0426031255

**\$560,000**

Unearth the magic of limitless potential in this spacious three-bedroom, one-and-a-half-bathroom home, nestled in a peaceful neighbourhood in Salisbury East. Perfect for the ambitious renovator, the first-time home buyer, or the discerning investor, this property invites you to dream big and create the space of your dreams! Upon entry, you're greeted by a spacious lounge room radiating warmth with a cosy wall heater, with a tidy built-in bar setting the mood for social nights or dinner parties. Venture further to discover an expansive informal meals area combined with a well-appointed kitchen, providing a breakfast bar, and loaded with ample storage and preparation space, making cooking a breeze. Retreat to one of three bedrooms, the master offers generous dimensions, and is complimented by a ceiling fan. The large central bathroom ensures comfort with its thoughtful layout including a bathtub, glass shower, floor-to-ceiling tiles, and a separate toilet for convenience. Stepping outdoors, an enclosed verandah beckons and extends the living areas as the perfect entertainment space. There is an additional toilet in the backyard to service the fully functioning rumpus room, ideally located off the verandah with both heating and cooling and it even has its own kitchen with ample storage and a gas stove. In the backyard you will find two sheds- one of which boasts a nostalgic underground cellar-and a workshop to ignite your hobbyist passions. The secure and fenced yard provides both grassed and paved spaces for plenty of entertaining room and space for the kids and pets to run around. Embrace the timeless allure of this entertainer's home or reinvent to match modern aesthetics. The choice is yours. Perfectly positioned with proximity to Salisbury East Shops, and Para Hills Shopping Centre, a range of excellent local childcare centres, schools, and Para Hills West Soccer Club. With the Cobbler Creek Recreation Park close by for outdoor entertainment, and ample public transport options, there is a variety of restaurants and so much more within easy access of this home.

**Property Features:**

- Three-bedroom and one-and-a-half-bathroom home
- Versatile rumpus room has a kitchen with a free-standing gas stove, split system air conditioner and wall heater
- Spacious lounge room with a built-in bar, a wall heater, glass sliding doors, and timber walls
- Combined meals and kitchen area with timber walls and tiled floors
- Kitchen has a breakfast bar and free-standing gas stove
- Bathroom has a glass shower, bathtub, vanity storage, floor-to-ceiling tiles, and a separate toilet
- Additional toilet with vanity in the backyard
- Internal laundry room with backyard access
- Evaporative ducted air conditioning system throughout the main home
- Ceiling fans in the meals and master bedroom
- Tiled floors throughout the home
- Gas hot water system
- External roller shutters on all windows
- Tiled and enclosed entertaining verandah
- Two garden sheds - one with cellar storage
- Hobbyist workshop space
- Two rainwater tanks in the backyard
- Single car garage with roller door and extra parking in the driveway

• Keller Road Primary School is only two minutes away

**Schools:** The nearby unzoned primary schools are Madison Park School, Keller Road Primary School, Gulfview Heights Primary School, Brahma Lodge Primary School, and Para Hills West Primary School. The nearby zoned secondary school is Salisbury East High School. Information about school zones is obtained from [education.sa.gov.au](http://education.sa.gov.au). The buyer should verify its accuracy in an independent manner.

**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.

**Norwood RLA 278530 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 Norwood 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 any open inspection.

**Property Details:** Council | Salisbury Zone | GN - General Neighbourhood \\ Land | 690sqm (Approx.) House | 272sqm (Approx.) Built | 1963 Council Rates | \$TBC pa Water | \$TBC pa ESL | \$TBC pa