

**27 Londonderry Avenue, Salisbury Downs, SA 5108**



**House For Sale**

Saturday, 2 March 2024

27 Londonderry Avenue, Salisbury Downs, SA 5108

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Danny DiestelFeddersen  
0412044475



Brett Brook  
0413664434

## Best Offers by Monday 25th March (USP)

Best Offers by Monday 25th March 12:00pm (USP) Welcome to low-maintenance and effortless living in the heart of Salisbury Downs. With convenient access to all essential amenities, this location offers the ideal place to call home. Whether you're a first-time homebuyer, an investor, downsizing, or simply entering the market, this property presents the perfect opportunity to secure a newly renovated piece of Salisbury Downs! Indulge in the expansive front yard space, welcoming you inside this charming brick home. Upon entering, you'll be greeted by an open and light-filled living area that exudes warmth and comfort. Stylish arch walkways throughout the home add a touch of sophistication, seamlessly guiding you through to the dining and kitchen space, where functionality meets elegance. The kitchen is equipped with ample storage solutions, including your very own walk in pantry! Ensuring you have plenty of space to organise your culinary essentials in style. For those who love to cook, the gas cooktop and oven offer excellent performance, while there's also provision for a dishwasher to make cleanup a breeze. Rear access adds convenience and provides the opportunity to seamlessly blend outdoor and indoor living, perfect for hosting gatherings or simply enjoying the outdoors from the comfort of your home. Step into the master bedroom, a tranquil oasis designed for relaxation and rejuvenation. Luxurious carpeting and a built-in wardrobe elevate the space, providing both comfort and functionality. Your own split-system air conditioner ensures personalised climate control, ensuring a comfortable environment year-round. The nearby second bedroom offers similar convenience with a large built-in wardrobe and views overlooking the backyard, allowing natural light to fill the room, creating a bright and inviting atmosphere. Experience modern living at its finest in the stunning main bathroom, featuring a built-in bath and ample vanity storage, perfectly blending style with functionality. The spacious laundry area offers convenience and practicality, providing enough room for a washer, dryer, and additional storage solutions to streamline household chores. Parking is made effortless with an electric garage and gated carport, ensuring peace of mind and convenience for you and your vehicles. Outdoors, your entertainment dreams come to life with the potential to create your dream alfresco space (STPC), allowing you to design and customise the perfect outdoor retreat. Additionally, take advantage of the opportunity for additional storage with your own garden shed, providing a convenient solution for storing outdoor equipment, tools, and more. Located in Salisbury Downs, this home offers unparalleled convenience, being just a short stroll away from Salisbury West Sports Club, Hollywood Plaza Shopping Mall, and various public transport options. Families will appreciate the proximity to esteemed schooling options including Salisbury Downs and Riverdale Primary Schools, as well as zoning for Parafield Gardens High School. Additionally, its close proximity to Salisbury and Paralowie High Schools further enhances educational opportunities for students in the area. More reasons to love this home:- Torrens title build - Newly renovated throughout - Expansive open front yard - Open-plan and light filled living area - Adjoining living, kitchen and dining areas - Kitchen with quality appliances and a walk-in pantry- Rear access via kitchen to outdoor alfresco entertaining area - Master bedroom with built in robe and split system air conditioner- Second bedroom with built in robe - Modern main bathroom with bathtub- Modern timber floorboards throughout the home- Large outdoor entertainment area with scope for renovation (STPC)- Split system air conditioning - Secure electric garage and carport with gated access- Nearby Hollywood Plaza Shopping Mall- Within close proximity to public transport solutions- Zoned to excellent schools 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 RLA 276447.