

**28 Winzor Street, Salisbury, SA 5108**

**Sold House**

Friday, 23 February 2024

28 Winzor Street, Salisbury, SA 5108

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 911 m2**

**Type: House**



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**\$750,000**

Delightfully positioned on a sweeping corner allotment of 911m<sup>2</sup>, this fabulous family home offers 4 spacious bedrooms plus study, separate dining and living, upgraded kitchen, ample outdoor entertaining area and generous shedding across an expansive traditional design. A wide basket range fronted offers a unique street appeal that welcomes us into the home where polished timber floors, high ceilings and natural light to offer a comfortable everyday living environment. A spacious central living room, adjacent formal dining and stylishly upgraded kitchen provide valuable living spaces, where there is plenty of room for the whole family to enjoy. Cook in contemporary comfort in a modern kitchen featuring crisp white cabinetry, stylish tiled splash backs, double sink with filtered water, stainless steel appliances, glass cooktop and plenty of cupboard space. All 4 bedrooms are well proportioned, all double bed capable, all with built-in robes. A handy study room is perfect for the kids homework or a private work from home area. The original art deco style bathroom is absolutely stunning, featuring separate bath and shower alcove, wide vanity and stylish décor. Step outdoors and enjoy premium alfresco entertaining under a large pergola, overlooking a generous rear yard where there is plenty of vehicle accommodation and ample room for those who enjoy the garden. A double garage with roller doors will accommodate the family cars plus there is additional 6m x 9.5m shed/workshop, perfect for collectors, hobbyists or handymen. Additional vehicle access is available from the side street, ideal for those with recreational vehicles. A wonderful offering on a generous future proofed allotment, ideal for the growing family or perfect for the wise investor. Briefly: \* Stunning basket range fronted residence on generous corner allotment \* Block size of 911 m<sup>2</sup> with 2 street frontage \* Stunning polished timber floors, fresh neutral tones, and high ceilings \* Large living room with formal dining room adjacent \* Upgraded kitchen featuring crisp white cabinetry, stylish tiled splash backs, double sink with filtered water, stainless steel appliances, glass cooktop and plenty of cupboard space \* 4 spacious bedrooms plus separate study \* All 4 bedrooms with built-in robes \* Cosy and private study room \* Stunning art deco style main bathroom with separate bath and shower \* Traditional laundry and separate toilet \* Wide outdoor entertaining pergola overlooking lawn and yard \* Double garage with roller doors \* Shed/workshop 6.0m x 9.5m \* Double gates with access to the rear yard from the side street \* Ducted Reverse Cycle air-conditioning \* Potential to re-develop Perfectly located close to all desirable amenities. Parabanks Shopping Centre & Hoyts Cinemas are nearby quality shopping and entertainment, along with Hollywood Plaza and the Aldi store at Parafield Gardens. The Salisbury Interchange is within easy walking distance providing public transport to the city and the north. The Salisbury North Wetland & Salisbury Swimming Centre with the Little Para River Recreational Reserve are also 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. Unzoned local primary schools include Salisbury Primary School, Salisbury North R-7, Salisbury Downs Primary, Riverdale Primary and Paralowie School. The zoned secondary school is Salisbury High School. Local private education can be found at Temple Christian College, Bethany Christian School, Tyndale Christian School & Thomas More College. Zoning information is obtained from [www.education.sa.gov.au](http://www.education.sa.gov.au) Purchasers are responsible for ensuring by independent verification its accuracy, currency or completeness. CT Reference 5811 / 65 Council / City of SALISBURY Zone / GENERAL NEIGHBOURHOOD Year Built 1960 Land Size / 911 m<sup>2</sup> approx Council Rates / \$1765.55 per annum SA Water Rates / Supply \$74.20 & Sewer \$81.36 per quarter + usage Emergency Services Levy / \$130.00 per annum 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 Vella 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