

**3/35A Banks Street, Salisbury, SA 5108**



**Sold House**

Friday, 26 January 2024

3/35A Banks Street, Salisbury, SA 5108

**Bedrooms: 3**

**Bathrooms: 2**

**Area: 322 m2**

**Type: House**



Krish Gajera  
0425132642



Bensil Mohamed  
0434909365

**\$560,000**

Welcome to your dream home at 3/35A Banks St, Salisbury, a property that epitomizes comfort, style, and convenience. Listed by the renowned Krish Gajera from EXP Realty, a consistent top 10 agent in South Australia for both 2023 and 2024, this residence is the perfect opportunity for first-home buyers to step into a world of modern living. Let's explore the features that make this property an exceptional choice.

**Key Features:**

- Practical Layout:** This well-maintained property boasts a spacious 3-bedroom, 2-bathroom configuration, providing ample room for families to grow and create lasting memories.
- Versatile Living Spaces:** With two distinct living areas, the home offers flexibility for various activities, be it entertaining guests in the formal living room or enjoying cozy family nights in the additional living space.
- Prime Location:** Situated within walking distance to the Salisbury Interchange and Salisbury Shopping Centre, this residence offers unparalleled convenience for daily commuting and shopping needs.
- Modern Kitchen:** The heart of this home is its contemporary kitchen, equipped with state-of-the-art appliances and finishes. The open-plan design ensures seamless integration with the living spaces, perfect for socializing while preparing meals.
- Gas Cooking:** The kitchen is a culinary delight with a gas cooking setup, providing precision and efficiency for all your gastronomic adventures.
- Backyard Bliss:** Step into a well-maintained backyard, a private oasis for relaxation and outdoor activities. Whether you're enjoying a barbecue with friends or letting the kids play, this space is perfect for all your outdoor endeavors.
- Ducted Evaporative Cooling:** Stay cool and comfortable year-round with the convenience of ducted evaporative cooling. Experience efficient and consistent temperature control throughout the home.
- Excellent Condition:** Meticulously cared for, this property is in excellent condition, reflecting the pride of ownership. Move-in ready, it eliminates the stress of immediate renovations or repairs.

**Agent Profile:** Krish Gajera - EXP Realty

Listing this remarkable property is Krish Gajera, a distinguished real estate professional ranked among the top 10 agents in South Australia for both 2023 and 2024. With an unparalleled commitment to client satisfaction, Krish brings a wealth of experience and expertise to the table. Trust in his proven track record and industry knowledge as he guides you through the journey of acquiring your dream home.

**Why This Property:**

- Investment Potential:** With the thriving location and modern amenities, this property presents not only a comfortable living space but also a promising investment opportunity for the future.
- First Home Buyer Friendly:** Ideal for first-time buyers, this home offers a perfect balance of affordability and modern features. Krish Gajera understands the unique needs of first-home buyers and is ready to guide you through the process with expertise and care.
- Community Connectivity:** Beyond the confines of your new home, enjoy the vibrant community of Salisbury. Engage in local events, explore nearby parks, and become part of a welcoming neighborhood. Seize the opportunity to own a piece of Salisbury's charm and elegance. Contact Krish Gajera from EXP Realty today to schedule a viewing and make this meticulously crafted property your own. Don't miss out on the chance to step into a lifestyle defined by comfort, convenience, and contemporary living.

Superbly located in the increasingly popular suburb of Salisbury, this well cared for, 2005 constructed home, offers endless amounts of space across a brilliant layout, don't miss out and call us today! For more information contact Krish Gajera 0425 132 642. We look forward to speaking with you! I look forward to meeting with you at our next open home & making your property aspirations a reality HERE! Please call us to request Private inspection

If You Would like to Submit an Offer, Please Use this This link <https://bit.ly/3r3UfDslf> if you would like to find out How Much Your House worth, Please click this link <https://www.jotform.com/build/220442851157856>

Year built: 2005  
Dwelling size: 170 sqm (approx.)  
Council Rate: \$1200/Annually  
Water rate: 250/Quarter  
Emergency levy: \$150/Year  
Council: Salisbury  
Zone: General Neighborhood  
Title: Community RLA 300 185/ RLA 313 008

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