

3 Ponton Street, Salisbury, SA 5108

House For Sale

Wednesday, 12 June 2024

3 Ponton Street, Salisbury, SA 5108

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 1291 m2

Type: House



Jarrad Watkins
0401517711



Mark Lands
0402209563

Auction

Situated on a generous 1,291 square metre allotment (approx) in the heart of Salisbury, this delightful residence offers ample space, making it perfect for first home buyers, developers (STNC), investors, and growing families wanting to upsize. Featuring three well-appointed bedrooms plus an optional fourth bedroom / office and multiple living spaces, this home provides flexibility for entertainment and relaxation, perfectly accommodating your lifestyle needs. Don't miss out on this exceptional opportunity to secure a property that perfectly blends convenience, comfort, and potential! Nestled in a prime location, this property is within close proximity to a range of valuable amenities. Just a short walk away, you'll find the Parabanks Shopping Centre, home to Woolworths, Big W, and Hoyts Cinema, catering to your shopping and entertainment needs. Outdoor enthusiasts will appreciate the beautiful parks and reserves nearby, including Pioneer Park and Jenkins Reserve, ideal for leisurely strolls and picnics. For families, the quality education options in the vicinity include St Augustine's Parish School, TAFE SA, Salisbury Primary School, and Salisbury High School. Furthermore, commuting is a breeze with a bus stop conveniently located at your doorstep, offering easy access to public transportation. Key features of this well-appointed home include: > Massive 1,291 square metre allotment with a 30.1 metre frontage (approximate). > Upon entrance, you are greeted by a lovely open-plan kitchen, dining, and lounge area, providing the perfect space to spend time with loved ones.> The kitchen features ample cabinetry, a double sink, an electric cooktop, and a valuable breakfast bar.> The second family room offers a built-in cupboard and a cozy space to relax and wind down.> The master bedroom includes a large built-in robe, a dressing table, an ensuite, and ceiling fan.> There are two additional bedrooms: bedroom two has built-in robes and a ceiling fan, while bedroom three is also equipped with a built-in robe.> An external study/office (or fourth bedroom) is accessed from the rear verandah.> Step outside to the generously sized backyard which offers a large undercover outdoor entertaining area, a greenhouse, a garden shed, a wide verandah running the full length of the house, a massive stone garage / workshop with a floor pit as well as plenty of lawn for kids and pets to play.> Neutral bathroom with a separate toilet.> The laundry is equipped with a large built-in cupboard.> The property boasts ample parking space with undercover parking available for 6 vehicles. > Multiple rainwater tanks. > Garden irrigation. Details: Certificate of Title | 5807 / 231 Title | Torrens Title Year Built | 1972 Land Size | 1,291 sqm approx Frontage | 30.1 meters approx Cooktop | Electric Council | City of Salisbury Council Rates | \$358.11 pq Water Rates | \$153.70 pq All information provided has been obtained from sources we believe to be accurate. However neither the agent or vendor guarantee this information and we accept no liability for any errors or omissions. All interested parties should seek their own independent legal advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at Lands Real Estate's office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 1609.