

31 Coolibah Road, Salisbury East, SA 5109



House For Sale

Thursday, 15 February 2024

31 Coolibah Road, Salisbury East, SA 5109

Bedrooms: 3

Bathrooms: 1

Parkings: 7

Type: House



Justin Irving
0884828204



Damanjeet Singh
0884828204

Auction Thurs 29th Feb

Ray White Salisbury is proud to present 31 Coolibah Road, Salisbury East. **THE LOCATION:** Located in a family friendly street and close to well-known schools, Kings Baptist Grammar School, St Augustine's Parish School, Salisbury Primary and High, Tyndale Christian school. The UniSA campus at Mawson Lakes is approximately 8 mins drive away. Shopping precincts such as the brand new District Outlet Centre, Golden Grove Village, Tea Tree Plaza and Parabanks Salisbury are all a short drive away. The Lyell McEwin, Central Districts private hospital and Modbury Hospital are all accessible from the home as well as many other medical facilities and health centres. The residence is only a short commute to local public transport such as Parafield or Salisbury Railway Station and travel to the Adelaide CBD is less than 20kms. **THE RESIDENCE:** Uncover an incredible opportunity with this property, where an expansive allotment spanning close to 600sqm offers a perfect blend of comfort and potential. The welcoming fenced front yard provides both privacy and security, setting the stage for what lies beyond. Parking is a breeze with multiple off-street options, including a practical undercover carport. As you step inside the spacious living areas unfold, featuring a light-filled living room and an extended sunroom with an abundance of windows, complemented by elegant chandelier lighting fixtures. The recently updated timber laminate flooring seamlessly flows into the dining and kitchen areas. The generously sized kitchen presents ample cabinetry, stainless steel gas cooktop and oven, a large fridge provision plus pantry with the potential to expand into the laundry, creating a walk-in butler's pantry. The laminate flooring continues into the three bedrooms, all adorned with built-in robes. Bedrooms 1 and 2 are equipped with air conditioning for added convenience and comfort. The residence is strategically designed, with the main bathroom centrally located to serve all bedrooms. The laundry has a convenient second toilet and provides convenient access to the rear yard, where possibilities abound. The outdoor space is designed for entertaining, featuring undercover areas including a verandah with a ceiling fan, creating an ideal setting for family gatherings. The expansive lawn area offers ample space for children or pets to play. Additional features include a clothesline, rainwater tank, neat garden beds, and two garden sheds for storage. This property presents an exciting opportunity for those seeking a comfortable family home with the potential to further enhance and personalise. **FEATURES:** • Expansive 600 sqm Land • Potential To Expand or Renovate • Garden Sheds for Additional Storage • Expansive Lawn Space for Family Activities • Fenced Front Yard for Privacy and Security • Recently Updated Timber Laminate Flooring • Light-Filled and Spacious Living Room and Extended Sunroom • Outdoor Entertaining Areas, Including a Verandah With a Ceiling Fan • Spacious Laundry With Convenient Second Toilet and Rear Yard Access • Multiple Off-Street Parking Options, Including an Undercover Carport • Highly Desirable Suburb of Salisbury East Undergoing Substantial Market Growth • Three Generously Sized Bedrooms with Built-In Robes; Bedrooms 1 and 2 With Air Conditioning Remarkable opportunity to own in Salisbury East & definitely not to be overlooked, all enquiries welcome. Regarding price. The property is being offered to the market by way of Auction. We will supply recent sales data for the area which is available upon request via email or at the open inspection. **Disclaimer:** Every care has been taken to verify the correctness of all details used in this advertisement. However, no warranty or representation is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for errors or omissions. Prospective purchasers are advised to carry out their own investigation.