

**31 Taunton Avenue, Salisbury, SA 5108**



**Sold House**

Monday, 14 August 2023

31 Taunton Avenue, Salisbury, SA 5108

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 410 m2**

**Type: House**



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**\$488,000**

Say hello to an exceptional opportunity that awaits with this inviting solid brick Torrens Title residence at 31 Taunton Avenue. Set on an ideal 410 sqm\* corner allotment, this cute and cosy home boasts a humble yet attractive bricked facade, promising a blend of comfort and potential for first home buyers, growing families, or the astute investors. Upon arrival, you'll be captivated by the quaint curb appeal, leading you into a large front formal living room adorned with oak-look floating floors that exude timeless elegance. The feature mantle adds a touch of character, and the room is bathed in an abundance of natural light, creating a welcoming atmosphere. An open kitchen and meals area beckon, featuring stainless-steel appliances including an oven and gas cooktop, complemented by crisp-white cabinetry and ample bench space. This versatile space caters to daily culinary activities and offers a cozy spot for family gatherings. The master bedroom complete with a built-in robe, ceiling fan, and a wide window that invites soothing natural light. Continuing the theme of comfort, two additional bedrooms adorned with oak-look flooring provide generous space and abundant natural light. The second bedroom is also equipped with a ceiling fan, enhancing year-round comfort. The original-look main bathroom with terrazzo flooring is strategically positioned in the middle of the home, caters to the privacies of a growing family. Complete with a shower and built-in bath, it's a functional space that meets practical needs. An additional separate WC adds convenience for various living arrangements. Step outside to a wide, concreted verandah area that sets the scene for year-round entertaining. The grassed area provides ample space for outdoor activities, ideal for an active family, and a garden/tool shed is ready to accommodate the enthusiastic gardener. Convenience is key, with secure drive-through parking and an abundance of additional parking spaces at the front. This residence offers the perfect blend of functionality and potential, making it a remarkable opportunity to establish your home in the heart of Salisbury. Settle into this quiet location, that is truly in touch with nature. Close to parks for the whole family with Baynes Green and Neales Green Reserve minutes away. Amenities are sorted too, a few minutes drive to the newly established Saints Shopping Centre, whilst also close to The Grove Shopping Centre and Parabanks Shopping Centre, both within ten minutes of this ideally located home. Check me out;- Torrens Title, solid brick- Ideal 410 sqm\* corner allotment - Humble bricked facade- Front, formal living room with oak-look floating floors- An open kitchen gas cooktop & crisp-white cabinetry - Master bedroom complete with a built-in robe & ceiling fan - Additional bedrooms with wide windows for natural light- Practical bathroom with a shower & built-in bath - Separate WC for any type of living arrangement - Ducted evaporative cooling - Concreted verandah area - Grassed area & garden/tool shed - Great location, minutes from Baynes Green and Neales Green Reserve- Great schooling options close by- Low maintenance property, an ideal investment acquisition Specifications: CT // 5122/798 Built // 1964 Land // 410 sqm\* Home // 129 sqm\* Council // City of Salisbury On behalf of Eclipse Real Estate Group, we try our absolute best to obtain the correct information for this advertisement. The accuracy of this information cannot be guaranteed and all interested parties should view the property and seek independent advice if they wish to proceed. Should this property be scheduled for auction, the Vendor's Statement may be inspected at The Eclipse Office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. Gabe Titmarsh - 0412 900 907 gabet@eclipse realestate.com.au RLA 277 085