

# 37 Thompson Avenue, Salisbury Downs, SA 5108

## Sold House

Monday, 6 November 2023

37 Thompson Avenue, Salisbury Downs, SA 5108

Bedrooms: 4

Bathrooms: 1

Parkings: 5

Type: House



Matt Sergeant  
0439803923



Eli Robles  
0412618640

**\$571,000**

Matt Sergeant and Harris Real Estate welcome you to this classic 1972 – built home, boasting the enduring quality of double brick construction and a range of modern conveniences. This property offers spacious living with two large living areas, making it a comfortable and versatile place to call home. The four bedrooms ensure there's plenty of space for a growing family or accommodating guests. Each room provides privacy and comfort, allowing you to create your own personal retreat within this charming residence. The home features one well-appointed bathroom to cater to your daily needs, providing both convenience and functionality. An impressive feature of this home is the substantial 3kW ducted evaporative system, which circulates cool, fresh air throughout the entire house. This system is designed to keep you comfortable in every room, especially during those warm summer days. The front lounge room boasts a powerful 10kW split system that operates throughout the home, ensuring that the temperature is just right, no matter the season. This system provides efficient climate control, offering year-round comfort and energy savings. The kitchen features a gas cooktop, providing a responsive and efficient way to prepare meals for your family or guests. Whether you're an aspiring chef or simply enjoy cooking, this kitchen is equipped to meet your culinary needs. The property also offers three powered sheds, providing ample space for storage, workshops, or hobbies. These sheds are a valuable addition for those who love DIY projects or need extra space for their equipment. Furthermore, this home features an 8.65kW solar system, offering a sustainable and cost-effective way to power your household. It is a forward-thinking addition that not only reduces your carbon footprint but also lowers your energy bills. This property boasts a fantastic location with a range of amenities nearby. Within a short distance, residents have access to various shopping centers, including Hollywood Plaza and Parabanks Shopping Centre, where they can find a wide range of retail stores, supermarkets, and dining options. Additionally, there are several parks and recreational areas in the vicinity, such as the Salisbury Downs Oval and De Mill Street Reserve, providing ample opportunities for outdoor activities and leisurely walks. With easy access to public transportation (10 minute walk to the train station and 6 minutes to the nearest bus stop) and major roads, residents of 37 Thompson Avenue can conveniently explore the rest of Salisbury Downs and enjoy all the amenities this vibrant suburb has to offer. Specifications: CT / 2677/44 Council / City of Salisbury Built / 1972 Land / 737sqm Estimated rental assessment: \$550 - \$590 per week (written assessment can be provided upon request) Nearby Schools / Salisbury Downs P.S, Parafield Gardens P.S. and High School, Thomas More College Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 330069