

# 4 Blundell Close, Salisbury Downs, SA 5108



## House For Sale

Friday, 2 February 2024

4 Blundell Close, Salisbury Downs, SA 5108

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 629 m2

Type: House



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## Auction Thurs 15th Feb

Ray White Salisbury is proud to present 4 Blundell Close, Salisbury Downs. LOCATION Ideally positioned in a family orientated area, close proximity to established quality schools including Salisbury Downs Primary School, The Pines Primary School, Bethany Christian School, Parafield Gardens High and Temple Christian College. Nearby to shopping centres with Hollywood Plaza a 3 minute drive, Paralowie Plaza, Parabanks Shopping Centre and the brand new District Outlet store are all a short commute away. Local suburban reserves, lakes and public transport including the Chidda and Salisbury train stations within a short distance. Heading onto Salisbury Highway gives you direct access to Adelaide CBD which is only 20kms away. Discover family-friendly living in this ideally positioned home nestled within a quiet cul de sac. Embrace the convenience of being surrounded by reputable schools catering to a range of educational needs. Salisbury Downs Primary School, The Pines Primary School, Bethany Christian School, Parafield Gardens High, and Temple Christian College are all within close proximity, ensuring your family's educational requirements are met with ease. Enjoy effortless shopping with Hollywood Plaza merely a 3-minute drive away, offering a plethora of retail options. Paralowie Plaza, Parabanks Shopping Centre, and the recently opened District Outlet store are also just a short commute, providing diverse shopping experiences for all your needs. Experience the natural beauty of local suburban reserves and lakes, creating serene settings for outdoor activities and relaxation. Conveniently located public transport, including the Chidda and Salisbury train stations plus multiple bus routes, ensures easy commuting options for both work and leisure. Strategic access to Salisbury Highway offers a direct route to the vibrant heart of Adelaide's CBD, situated only 20 kilometres away.

THE RESIDENCE Welcome to this well-loved home which has been meticulously cared for over the years, offering a warm and inviting ambiance for first home buyers or savvy investors. Step into the living room, where a charming fireplace adds character, and large windows invite natural light to illuminate the space, creating a comfortable retreat. With features like ducted heating and cooling, the home ensures year-round comfort for its inhabitants. The spacious dining and kitchen area is a hub of activity, featuring a recently refreshed kitchen with an abundance of cabinetry, stainless steel appliances, and a convenient gas cooktop. A sliding window seamlessly connects the kitchen to the outdoor entertaining area, creating a perfect setting for entertaining friends and family. All bedrooms are generously sized, providing ample space for comfort and relaxation. Each bedroom has a ceiling fan, whilst Bedrooms 1 and 2 are equipped with built-in robes. The updated bathroom boasts a neutral colour palette with modern aesthetics and a heat light. Step outside to discover a verandah and a spacious paved pergola with a ceiling fan-an ideal spot for family entertaining and outdoor enjoyment. Multiple garden sheds provide extra storage and workshop space, plus the added benefit of solar power is a bonus. The double garage with roller doors, along with an additional carport, offers secure parking for up to four vehicles, making it an excellent choice for car enthusiasts. The low-maintenance rear yard, adorned with well-kept garden beds, completes the charm of this residence. Situated on a 629 sqm allotment, this property is a perfect opportunity for first home buyers or astute investors looking to make a move.

FEATURES • Solar • 3x Bedrooms • 629 sqm Allotment • Ceiling fans in every room • Low Maintenance Gardens • Ducted heating and cooling • Built in robes to bedroom 1 & 2 • Recently refreshed kitchen and bathroom • Located in Close Proximity to All Necessary Amenities • Double Garage/Shed plus carport for a total of 4 car parking

Conveniently located in Salisbury Downs, bordering Parafield Gardens and close to all necessary amenities, it's an opportunity to embrace a comfortable and well-rounded lifestyle. Seize the chance to make this well-loved property your own-a true gem waiting for its next chapter! For all enquiries, please contact Justin Irving. 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 investigations. All inclusions and exclusions must be confirmed in the contract of sale.