

**40 Virginia Road, Salisbury North, SA 5108**



**House For Sale**

Tuesday, 28 November 2023

40 Virginia Road, Salisbury North, SA 5108

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 650 m2**

**Type: House**



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## Auction On-Site Sunday 17th December 11:00AM

Tucked away in one of Adelaide's most sought-after northern suburbs, this four-bedroom, two-bathroom home with a self-contained granny flat, offers an affordable lifestyle with endless perks and features ideal for families. The interior is graced with easy-care laminate timber floors and has light-filled front lounge room, set to unwind with the family. The connecting meals and combined kitchen space, creates a free-flowing floorplan for easy living. The well-equipped kitchen is a chef's delight, with ample meal preparation space, electric cooking, Puratap, and a picturesque window overlooking the expansive backyard. The three bedrooms are a retreat in themselves, providing a haven for restful nights, with two offering built-in robes for convenient living. The main bathroom has a bathtub, shower and vanity, while the separate toilet is housed next door, ideal for busy households. Ducted air conditioning throughout the main residence guarantees comfort year-round, with external roller shutters on the front facing windows attributing to both privacy and comfort, while a solar panel system offers significant savings on energy costs. You'll love the bonus, self-contained granny flat, ensuring privacy for guests or extended family, featuring a fourth bedroom, with a ceiling fan, walk-in wardrobe, and three-piece ensuite. The main area of the granny flat offers backyard and main house access, split system air conditioning for year round comfort, and a kitchen space with an electric stove, ensures you are fully self-sufficient. Outside, the large backyard beckons with a covered verandah and paved patio, perfect for hosting BBQs and entertaining friends and family. The lawn filled space is ideal for the kids and pets to run around, while the rainwater tanks ensure eco efficient watering. Parking is a breeze with an attached double length carport and gated driveway, accommodating up to six vehicles. Additional features include a single car garage in the backyard with a powered workshop at the rear, providing the perfect space for hobbies and projects. Strategically positioned, this property is close to local schools, shops, public transport, sporting clubs such as Penfield Golf Club, and Parabanks Shopping Centre. Only a thirty-minute drive from the Adelaide CBD, this residence offers the perfect balance of suburban tranquillity and urban accessibility. Don't miss the opportunity to make this house your home - a truly valuable proposition in the heart of Adelaide's northern charm.

**Property Features:**

- Four-bedroom and two-bathroom home with self-contained granny flat
- The granny flat has a separate bedroom with a walk-in wardrobe, ceiling fan, and three-piece ensuite, accessible from bed three
- The granny flat has split system air conditioning, backyard access, and a kitchen with electric cooking, sink, and cabinet storage
- The master and third bedroom have built-in wardrobes
- The central bathroom offers a shower, bathtub, vanity storage, mirrored cabinets, and a separate toilet
- Front lounge room to relax with family with sliding doors to the entry and meals area
- Combined meals and kitchen space for easy living
- The kitchen has ample storage and bench space, an electric stove, and a Puratap water filter
- Laundry room has storage space and easy access to the backyard with concrete floors
- Reverse cycle ducted air conditioning system in the main home
- Blinds and curtains fitted throughout the home for comfort
- Carpet flooring in the second and third bedroom, and laminate floorboards throughout the remainder of the home
- External roller shutters on the front facing windows for privacy and comfort
- Eight panel solar system to reduce energy costs
- Entertaining verandah in the backyard with roller blinds and extends to a paved patio
- Two rainwater tanks for eco efficiency holding approximately one-and-a-half-thousand litres
- Double length carport with roller door access, and a single car garage with sliding doors and a rear powered workshop

Salisbury North School is only two minutes away

**Schools:** The nearby unzoned primary schools are Salisbury North Primary School, Paralowie School, Lake Windemere B-6 School, Salisbury Primary School, and Elizabeth Vale Primary School. The nearby zoned secondary school is Paralowie School. The nearby unzoned secondary school is Kurna Plains School. Information about school zones is obtained from [education.sa.gov.au](http://education.sa.gov.au). The buyer should verify its accuracy in an independent manner.

**Auction Pricing** - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

**Vendors Statement:** The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

**Norwood RLA 278530 Disclaimer:** As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

**Property Details:** Council | SALISBURY Zone | GN - General Neighbourhood \\ Land | 650sqm (Approx.) House | 258sqm (Approx.) Built | 1967 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa