

46 Norbury Drive, Salisbury Downs, SA 5108



House For Sale

Wednesday, 12 June 2024

46 Norbury Drive, Salisbury Downs, SA 5108

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 633 m2

Type: House



Justin Irving
0884828204



Zoe Wachla
0428274210

Auction Sat 22nd June

Ray White Salisbury is proud to present 46 Norbury Drive, Salisbury Downs. **LOCATION** Discover family-friendly living in this ideally positioned home nestled within a quiet street. 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** Set on a 633sqm corner block, this 1978-built home boasts an array of family-friendly features. The front yard is fenced for privacy and security, with neat and tidy landscaping. The home has solar panels for cost efficiency. The driveway provides off-street parking, and the carport and garage at the rear offer additional secure parking. Enter the home through the porch via a secure side gate to find sleek timber flooring, modern downlights, ducted reverse cycle heating and cooling, and a gas furnace for year-round comfort. The residence includes two generously sized living spaces, ideal for versatile family living. The well-equipped kitchen features a dishwasher, oven, gas cooktop, a well-sized pantry, and a large fridge provision. There are four bedrooms, three of which have built-in robes. The Master bedroom includes an expansive wall-to-wall built-in robe and an ensuite. The main bathroom, conveniently central to all bedrooms, has a separate toilet for busy morning routines. The well-sized laundry provides rear yard access. **OUTDOOR ENTERTAINMENT:** The outdoor area is the true showstopper of this home. A paved outdoor entertaining space adorned with café blinds and ceiling fans is perfect for family BBQs. A sparkling pool provides a refreshing retreat, and the well-maintained side yard with lush lawn is ideal for kids and pets to play. **FEATURES:** • Sparkling pool • 633sqm corner block • Well-equipped kitchen • Secure carport plus garage • Neatly landscaped front yard • Two generously sized living spaces • Well-sized laundry with rear yard access • Four bedrooms, three with built-in robes • Fenced front yard for privacy and security • Central main bathroom with separate toilet • Neatly maintained side yard with lawn for kids and pets • Sleek timber flooring and modern downlights throughout • Ducted reverse cycle heating and cooling plus gas furnace • Master bedroom with wall-to-wall built-in robe and ensuite • Paved undercover outdoor entertaining space with café blinds and ceiling fans 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.