

**5/40 Magor Crescent, Salisbury, SA 5108**



**Sold Other**

Thursday, 7 March 2024

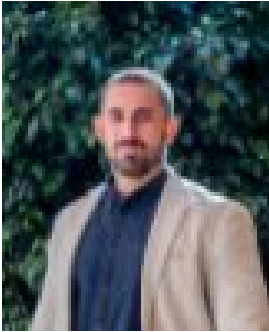
5/40 Magor Crescent, Salisbury, SA 5108

**Bedrooms: 3**

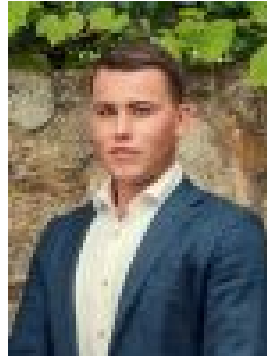
**Bathrooms: 1**

**Parkings: 1**

**Type: Other**



Jamie Wood  
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Connor Young  
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**\$539,000**

Welcome to 5/40 Magor Crescent in Salisbury! This lovely property offers a comfortable and warm living space with 3 bedrooms, 1 bathroom, and a single garage that has been converted into another room currently being used for a small business. The property is sure to impress with its simplistic design and convenient location perfect for first home owners, small families and investors. Situated on a 336 sqm block at the end of a quiet culdesac, every inch of the property has been utilised. Outdoor entertainment is easy with the spacious semi enclosed verandah area with the pitched roof perfect for enjoying summer barbeques with family and friends. The relaxing alfresco area separate to the main outdoor entertaining is a private space to enjoy those cosy relaxing nights at home! Conveniently located in Salisbury where every amenity is a short distance away, with schools, parks, playgrounds, shops, and in close proximity. Commuting to the city is a breeze with the Public transport trains and buses, as well as the extension to the Northern Express the driving commute can be under 25 minutes. This one is sure not to last long, register your interest with Jamie wood on 0403 592 500 today! Features- A well manicured front yard and beautiful brickwork façade welcome you to the home.- The single garage has been converted into a separate room which is currently being used as for a small business and has the sliding door entry- The warm neutral tones, floating floor boards and luxurious fittings and fixtures give an opulent atmosphere for this home- An open planned living space with the spacious lounge flowing into the dining and kitchen seamlessly- The kitchen offers a dining option with the breakfast bar, boasts plenty of preparation space and cupboards- The master bedroom has a walk in and built in robe as well as entry to the main bathroom- Good sized bedrooms 2 and 3 with bedroom 2 also having the busily in robe- The main bathroom has dual access plus a separate toilet and linen closet- The laundry adjacent to the bathroom has its own exterior access- Gas heating and ducted evaporative cooling for year round comfort- 2KW solar installed to help with ongoing living costs- Enjoy peace and privacy in the alfresco area straight off the dining and kitchen space- Entertain a group of friends and family with the spacious pitched verandah area at the back of the home- Outdoor storage is available in the 2 garden sheds with a patch of grass available perfect for children and pets to play More Information Built - 2005 House - 133 sqm (approx.) Land - 336 sqm (approx.) Zoned - GN - General Neighbourhood Council - SALISBURY Hot water - Gas Instant Mains Solar - 2KW installed NBN - HFC Available Rates - \$1,180 This property will be going to Auction unless SOLD prior, to register your interest please phone Jamie Wood on 0403 592 500 or Connor Young on 0402 775 599 The safety of our clients, staff and the community is extremely important to us, so we have implemented strict hygiene policies at all of our properties. We welcome your enquiry and look forward to hearing from you. RLA 284373\* Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. 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. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement.