

6 Constantine Court, Salisbury Plain, SA 5109

House For Sale

Tuesday, 9 April 2024



6 Constantine Court, Salisbury Plain, SA 5109

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 277 m2

Type: House



Mike Lao

0882811234



Tyson Bennett

0437161997

\$579,000 - \$619,000

*For an in-depth look at this home, please click on the 3D tour for a virtual walk-through or copy and paste this link into your browser*Virtual Tour Link: <https://my.matterport.com/show/?m=ZghbKrETsS6>To submit an offer, please copy and paste this link into your browser: [https://www.edgerealty.com.au/buying/make-an-offer/Mike Lao, Tyson Bennett and Edge Realty RLA256385](https://www.edgerealty.com.au/buying/make-an-offer/Mike%20Lao,%20Tyson%20Bennett%20and%20Edge%20Realty%20RLA256385) are proud to present to the market this luxurious 3 bedroom, 2 bathroom abode perfectly crafted by CDK Homes Building Group. Nestled in a serene family-friendly court, this residence offers a blend of modern aesthetics and comfort, promising an exquisite lifestyle for discerning homeowners. Upon arrival, be greeted by the landscaped front garden, a stylish modern façade, marrying brick and rendering for timeless elegance paired with a double driveway providing a warm welcome home. You'll enter into an elegant hallway which takes you down to the open plan living area adorned with s-wave sheer curtains, plantation shutters, a soothing neutral colour palette. Enjoy year-round comfort with ducted reverse cycle air-conditioning, ensuring a cozy ambiance throughout. The home chef is sure to love whipping up a delicious meal in the gourmet kitchen with a suite of quality Artusi appliances on hand including a 900mm 6 burner gas cooktop, electric oven, and dishwasher. Admire the skylight above, bathing the space in natural light, complemented by pendant lighting for added allure. Ample storage awaits within the built-in pantry and soft-close drawers, while sweeping Caesar Stone benchtops, complete with a waterfall edge breakfast bar, beckon for casual dining moments. Entertain in style as you seamlessly transition from indoors to outdoors through glass sliding doors, leading to the covered pitched roof verandah. Surrounded by low-maintenance landscaping and timber panelling, this alfresco space sets the scene for memorable gatherings and summer BBQs with loved ones. Continue through the rest of the residence to discover three bedrooms, two housed in their own wing along with the laundry and main bathroom with a soaking bath, a stone vanity and an oversized shower. The master suite is just as impeccably appointed with the inclusion of a walk-in robe, three piece en-suite and a private position at the front of the home. Key features you'll love about this home: - Ducted reverse cycle air-conditioning with 4 zones - 5.2kW solar system - 2.7m high ceilings, ceiling fans and plantation shutters throughout - Kitchen with a built-in pantry, Caesar stone benchtops, 900mm 6 burner gas cooking, dishwasher and fridge plumbing provisions - Pitched roof verandah with a ceiling fan and push to open cabinet - Gutter guards to roof, gutters and verandah - 1,050L plumbed rainwater tank with an electric pump - Double garage with an automatic roller door and internal access - NBN ready With everything you could ever need nearby, this could be the life of convenience you've been dreaming of. The quiet yet central Salisbury Plain location is ideal with the beautiful Jenkins Reserve and Little Para River a brisk walk away. Salisbury Park Primary School, Salisbury East High School, Madison Park Kindergarten are within easy reach as are excellent private schools including Tyndale Christian School, Pedare Christian College and Gleeson College. Saints Shopping is just a 3 minute drive away while Parabanks and other amenities are nearby. Those who commute into the city for work can be in the CBD in just 35 minutes, and weekends at the beach are made easy with Semaphore Beach only 28 minutes away. Call Mike Lao on 0410 390 250 or Tyson Bennett on 0437 161 997 to inspect! Year Built / 2019 (approx) Land Size / 277sqm (approx) Frontage / 13.3m (approx) Zoning / GN - General Neighbourhood Local Council / City of Salisbury Council Rates / \$1,898.79 pa (approx) Water Rates (excluding Usage) / \$646.78 pa (approx) Es Levy / \$136.15 pa (approx) Estimated Rental / \$570 - \$620 pw Title / Community Title 6229/494 Community Fees / \$257 Pa (approx) Easement(s) / Nil Encumbrance(s) / Nil Internal Living / 119.6sqm (approx) Total Building / 195.8sqm (approx) Construction / Brick Veneer Gas / Connected Sewerage / Mains Downsizing For additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/YYQPhzIf> this property is to be sold via Auction, the Vendors Statement (Form 1) may be inspected at the Edge Realty Office at 4/25 Wiltshire Street, Salisbury for 3 consecutive business days prior to the Auction and at the Auction for 30 minutes before it starts. Want to find out where your property sits within the market? Receive a free online appraisal of your property delivered to your inbox by entering your details here: [https://www.edgerealty.com.au/Edge Realty RLA256385](https://www.edgerealty.com.au/Edge%20Realty%20RLA256385) are working directly with the current government requirements associated with Open Inspections, Auctions and preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing is recommended and all attendees will be required to check-in. Disclaimer: We have obtained all information in this document from sources we believe to be reliable; However we cannot guarantee its accuracy and no warranty or representation is given or made as to the correctness of information supplied and neither the Vendors or their Agent can accept responsibility for error or omissions. Prospective Purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the

Contract of Sale.