

**7/24-26 Fleet Street, Salisbury, SA 5108**



**Townhouse For Sale**

Monday, 8 January 2024

7/24-26 Fleet Street, Salisbury, SA 5108

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 170 m2**

**Type: Townhouse**



Reece Pilgrim

0437776409

## Auction In-Room Tuesday 30th January 5:30PM

Superbly positioned in the thriving heart of the north sits this spaciouly built block of beautiful red-brick façade townhouses, delivering picture-perfect low maintenance living without missing an inch of modern feature or form. From the light-filled lounge at entry, to the bright and airy open-plan dining headlined by the stylish kitchen with crisp subway tile splashback, gleaming stainless appliances and sweeping bench top and bar ready to handle the morning rush, sunny lunches with effortless alfresco flow, right through to delicious dinners with friends and family - there's a wonderful feel and energy here. Offering an adaptable upper floor that sees a huge master bedroom with thoughtful ensuite access to the sparkling main bathroom, along with two more ample-sized bedrooms, this modern property is primed for a lifestyle to suit a range of buyers, whether it's a first-time purchase, young couples eager to entertain or downsizers looking for everyday living bliss, surely your search ends here. Convenience is key here too with Parabanks just a stone's throw from your front door serving up all your shopping essentials, café needs and weekend entertainment in the one place, popular reserves around the corner for plenty of weekend adventure with the kids or doggo, while both Salisbury Primary and Salisbury High are moments away for growing families with their sights set on staying close to long-term amenities... you'll be hard-pressed to find a better low maintenance home with so much lifestyle enjoyment right on your doorstep!

Currently Rented \$360 p/week

**FEATURES WE LOVE**

- Beautiful free-flowing ground floor gliding over warm hybrid floating floors, spacious formal lounge and lovely open-plan dining and kitchen zone
- Open and airy modern kitchen ready to socialise and scan while you whip-up delicious dinners, fantastic bench top space, abundant cabinetry and cupboards, and stainless oven and gas stove top
- Huge master bedroom with soft carpets, reverse-cycle AC and ensuite access to the main bathroom spilling with natural light and featuring separate shower and bath, as well as adjoining WC for added family convenience
- 2 additional ample-sized bedrooms both with large windows and soft carpets
- Practical laundry with second guest WC and reverse-cycle AC in dining
- Lovely all-weather alfresco area and connecting secure carport for plenty of outdoor entertaining space, as well as high private fencing and established vegetable gardens

**LOCATION**

- A short walk to Salisbury Primary and moments Salisbury High for easy morning commutes with the kids
- Around the corner from the bustling Parabanks Shopping Centre for all your daily needs, cafés and entertainment options
- Close to leafy parks and reserves, as well as the Salisbury Train Station to zip you further north or straight to Adelaide CBD in a flash

Please note this auction is an In Room Auction and will take place at our office on Level 2/431 King William Street, Adelaide, SA, 5000. Registrations for the event will begin at 5:30PM followed by the auction commencement at 6:00PM

**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 | 174sqm (Approx.) House | 170.70sqm (Approx.) Built | 2010 Council Rates | \$1180.55pa Water | \$153.70pa ESL | \$185.60pa