

**9/16-20 Hazel Road, Salisbury East, SA 5109**

**HARRIS**

**House For Sale**

Monday, 15 April 2024

9/16-20 Hazel Road, Salisbury East, SA 5109

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 301 m2**

**Type: House**



Jake Halliday  
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## Best offers by 5pm Tuesday 30th April (USP)

Best offers by 5pm Tuesday 30th April (unless sold prior) Jake Halliday & Harris Real Estate are proud to present this stunning example of low maintenance living. Nestled in the sprawling suburb of Salisbury East, this loved home offers the perfect blend of easy living and modern convenience. This property is home to a suite of amenities designed to enhance your lifestyle and ensure year round comfort and security. With three bedrooms, this property is sure to impress the saviest of buyers. Step inside and you are welcomed by the beautiful open plan living and dining area, tall ceilings and an abundance of natural warm light coming through the bay window. With a reverse cycle air-conditioner in the living area, enjoy year round comfort in the most extremes of weather. This home is ready for its new owner to move in and enjoy all that it has to offer. The galley style kitchen is home to beautiful black bench tops, Westinghouse four-burner gas cooktop, Westinghouse electric oven, dishwasher provision, rangehood, stainless steel sink and an abundance of cupboard and bench space. Preparing a family meal is easy with the open plan meals area being able to remain a part of the conversation whilst cooking up a storm. Down the hallway you will find the bedrooms, bathroom and separate toilet. The master bedroom allows plenty of flowing sunlight and is spacious in size. All bedrooms have plush carpet and easy access to the bathroom. Two of the bedrooms contain built in robes for added storage. The bathroom is conveniently located between the bedrooms and has been completed with a vanity and mirror, shower, and a second toilet and wash basin for added convenience on those busy family mornings. More features you are sure to love:- Gas hot water system- Automatic roller door- Side gates for easy rear access- Internal access from the garage Stepping out through the rear sliding door, you have your own little slice of paradise with beautiful gardens and verandah, perfect for entertaining guests or sitting back and enjoying a cup of coffee on a beautiful summer morning. There is also a garden shed for added storage and rear access from the laundry for easy access to the clothes line. You're perfectly positioned to take advantage of this fantastic location so close to all of the best local services and amenities. Find yourself just moments away from Keller Road Primary School, Northbri Shops, Saints Shopping Centre, Salisbury East High, Tyndale R-12, sporting ovals, parks and public transport for all of your living needs. Within a short drive you will have access to Bunnings, The District Outlet centre and other amazing amenities. Homes that offer this kind of size and floor plan flexibility are rare so take advantage of this stunning property while you can. Specifications: CT / 5931/127 Council / Salisbury Zoning / GN Built / 2006 Land / 301m<sup>2</sup> (approx) Council Rates / \$1189.15pa Community Rates / \$70.13pa Community Manager / Emergency Services Levy / \$197.75pa Estimated rental assessment: \$500 - \$550 p/w (Written rental assessment can be provided upon request) Nearby Schools / Keller Road P.S, Gulfview Heights P.S, Para Hills West P.S, Madison Park School, Salisbury East H.S Disclaimer: 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 330069