

**9 Arndell Road, Salisbury Park, SA 5109**

**Sold House**

Wednesday, 6 September 2023

9 Arndell Road, Salisbury Park, SA 5109

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 740 m2**

**Type: House**



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## Contact agent

Proudly presented by Team Lloyd and Harcourts Sergeant, you will certainly feel right at home as soon as you step through the front door of 9 Arndell Road, Salisbury Park. This charming 1967 built home is full of character, with 4-bedrooms, 1-bathroom, updated kitchen and a sparkling in-ground swimming pool providing your family with fabulous family living for many years to come. Step inside the front door of this fabulous solid brick residence, you'll immediately notice the naturally lit, spacious lounge room accompanied with gas feature fireplace and polished pine board flooring sure to host many comfy nights on the couch with the family. Adjoined to the lounge is stunning chefs' kitchen which also overlooks the dining area, a clever area design meaning you won't miss a thing wherever you may be in the home. The contemporary themed, modern kitchen will more than cater for the chef of the home boasting a free standing 900mm gas stove, oven, range-hood, dishwasher, double sink, pantry, an abundance of stone bench tops and storage space including a huge island bench and breakfast bar – what more could you need? This home offers 4 generous bedrooms and renovated main bathroom with floor to ceiling tiles and updated wet areas. The toilet is also separate and alongside the laundry with direct access to the backyard – how's that for convenience? Other features include: • 1.5kw Solar system. • Refrigerated split system air-conditioning. • Gas feature fireplace. • 4 bedrooms – BIR's to 1 + 3 • Ceiling fans throughout. • Fully fenced sparkling inground pool with water feature. • Decking area that overlooks pool with all-weather blinds. • Air-conditioned workshop/outside rumpus room. • Gas adjustable hot water. • Rainwater tank. • Lock up double garage with auto roller door. • Outdoor storage. • Manicured gardens. Located on a large 740sqm (approx.) block with a 21.25m approx. frontage, in the lovely Suburb of Salisbury Park, find yourself within walking distance to the impressive Saints Shopping Centre where you'll find a Foodland, doctors surgery + dental, chemist, Saints Kitchen, fast food options + more. With easy access to public transport; only a short distance to a variety of private and public Schools including Salisbury Park Primary; a quick drive to Golden Grove or into the main hub of Salisbury; and a short distance to the beautiful Carisbrooke Park – you'll love where you live! This will be a wonderful family home to enjoy for many years to come. For more information call Mark Lloyd on 0414 687 754 or Marie Fabian on 0421 205 578. We look forward to meeting you at our open homes! Year Built | 1967 Dwelling Size | 117sqm (approx.) Land Size | 740sqm (approx.) Frontage | 21.25m (approx.) 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 the Harcourts Sergeant office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 2574