

**9 Don Street, Salisbury Downs, SA 5108**



**Sold House**

Thursday, 19 October 2023

9 Don Street, Salisbury Downs, SA 5108

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 375 m2**

**Type: House**



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**\$615,000**

Perfectly positioned on a quiet cul-de-sac, this c2010 built residence enjoys easy access on foot to the shopping amenities of Hollywood Plaza, quality schooling and public transport. Entering securely from the front portico or directly via secure double garaging, the internal footprint spans over 185sqm of contemporary living, designed to facilitate easy-care and functional flexibility for a vast variety of life's stages. The front-facing master grants the heads of the house their own private retreat, taking you from night to day within generous proportions that extend to an ample walk-in robe and ensuite. From here, two additional bedrooms both boast built-in robes, whilst an adjacent enclosable room can be flexibly configured as a fourth bedroom, home office or second living zone. From the timber-clad kitchen fitted with stainless-steel Chef gas cooktop, under-bench oven and dishwasher, you will always be connected to your company within the open plan living and dining, extending through black-framed sliding doors to a backyard that is equal parts spacious and easy-care. Within zoning for Parafield Gardens High and walking distance from Riverdale Primary, Little Para Linear Reserve, you'll be excited to take modern living to a new level from Don Street... Even more to love:

- Low maintenance 375sqm (approx.) allotment
- Flexible footprint
- 4th bedroom/home office or second living space
- Walk-in pantry
- Three-way main bathroom with separate bathtub
- Internal laundry with side service yard access
- Easy-care floating floors
- Ducted R/C air conditioning
- Secure good neighbour fencing
- 500m to bus stop on Martins Road
- Just 30-minutes to both CBD & Barossa Valley

Currently Rented For \$500 Per Week - Untill 6/2/25

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 | 375sqm (Approx.) House | 185sqm (Approx.) Built | 2011 Council Rates | \$1,732.20 pa Water | \$154.02pq ESL | \$260.45pa