

9 Maria Street, Salisbury Downs, SA 5108



Sold House

Tuesday, 27 February 2024

9 Maria Street, Salisbury Downs, SA 5108

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 364 m2

Type: House



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\$650,000

Blending a good dose of contemporary style with a healthy pour of high-functioning design, this 3-bedroom brick beauty continues to delight the more you explore it. Part of a neighbourly pocket and within strolling distance to quality local schools, bustling shopping precincts and lovely Little Para Linear Park - one of the north's hidden natural treasures - it's a perfect prospect for singles starting their property journey, buyers with young ones or families in their sights, and downsizers looking for a low-maintenance lifestyle. A central hallway off the front entry provides the first glimpse of treacle-toned timber floors that run right through to the light-filled, open-plan kitchen, meals area and lounge at the home's rear. These stunning floors pop against white-washed walls and a sleek white kitchen with generous storage, a full suite of mod cons (dishwasher, gas cooktop, rangehood and oven), and a marble-like tiled splashback. The home's practical layout places the master bedroom at the front of the house, just the right distance from the other two bedrooms further down the hallway. Fan-cooled and bathed in natural light thanks to twin banks of vertical windows, the master enjoys the use of a walk-in wardrobe and a private ensuite. The other beds have built-in robes and sit opposite a cleverly designed main bathroom where the bath and shower are in one room, with the vanity outside on the way through to the WC - ensuring each element is available at the same time. Ducted AC throughout keeps this home's spacious interior comfortable year-round, but there's always the option to open the glass sliders extending the dining area onto a pretty, covered patio if you prefer natural ventilation. This open-sided alfresco space overlooks lush green lawns that wrap around the side of the house, cushioning kids or pets at play, and is the ideal spot for enjoying a cruisy Sunday lunch with friends. On the location front, this property makes a very appealing proposition. While walkers will relish the fact that both pre and primary schools, as well as Hollywood Plaza and nature trails, can be reached in mere minutes, drivers will be equally pleased to discover it's only about a 5-minute ride out of the double garage to Parafield train station and Parafield Gardens High School, and 20km to the centre of town or a cooling dip at Semaphore Beach.

FEATURES WE LOVE

- Low-maintenance lowset sporting a super-functional design and a contemporary fit-out with sumptuous timber floors set against contrasting white walls and joinery
- Light-filled social hub at the rear comprising a chic kitchen with every modern appliance, generous storage and a stunning splashback, overlooking a spacious dining area and lounge
- Family-friendly bedroom layout with the master on its own at the front with a WIR and ensuite; the other 2 beds are at the centre of the house opposite a main bathroom with bath, shower and separate WC
- Black-framed glass sliders off the living/meals area open to a well-ventilated rear patio with a high roof line
- Ducted AC throughout, plus additional ceiling fan/light combos in two of the bedrooms
- Plush carpet to all sleeping quarters to keep toes cosy in winter
- Dedicated laundry room with access outside for quick trips to the line
- Mow-and-go rear and side lawns with high fencing provide a safe outdoor area for kids and pets

LOCATION

- Mere minutes on foot (8) and less by bike to nature trails through Little Para Linear Park
- The nearest preschool and Riverdale Primary can also be reached easily on foot, with Parafield Gardens High only 6 minutes by car
- A stone's throw from Hollywood Plaza for everyday essentials, retail stores, banks and eateries
- Handy healthcare with Lyell McEwin Hospital only a 9-minute drive
- 20km to town or drive the 5 to Parafield train station for a traffic-free city commute

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 | 364sqm (Approx.) House | 166sqm (Approx.) Built | 2014 Council Rates | \$1,732.20pa Water | \$154.02 pa ESL | \$260.45 pa