

# 11 Barrington Crescent, Salisbury East, SA, 5109

## House For Sale

Wednesday, 14 August 2024

11 Barrington Crescent, Salisbury East, SA, 5109

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Andrew Farnworth  
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## Beauty on Barrington!

Best offers by 12pm Tuesday 20th August (unless sold prior)

Presented by Andrew Farnworth and Harris Real Estate, 11 Barrington Crescent, Salisbury East is a charming and practical family home that combines comfort, functionality, and convenience. Perfectly suited for families or those looking for ample living space, this well-maintained 3-bedroom residence offers a versatile layout ideal for both everyday living and entertaining.

The home opens to a separate lounge, providing a cozy retreat for relaxation. The open-plan kitchen and dining area serve as the heart of the home, where family meals are prepared and enjoyed together. The kitchen is well-equipped with a gas cooktop, electric oven, and generous storage, making meal preparation a delight. A sunken family room adds an inviting touch with built-in storage and a gas wood log fireplace, creating a warm and cozy atmosphere on cooler nights.

Each of the three bedrooms comes with built-in robes, offering plenty of storage. The bathroom, conveniently located in the sleeping wing of the home, features a separate shower and bath to accommodate the needs of a busy household. Additional storage is provided by a linen cupboard in the hallway, ensuring that everything is neatly organized. Ducted evaporative air conditioning keeps the home cool and comfortable during the warmer months.

Outdoor living is equally inviting, with an undercover entertainment area that includes a gas BBQ, perfect for alfresco dining with family and friends. The low-maintenance gardens allow you to enjoy your outdoor space without the hassle of constant upkeep. A storage room and shed offer additional space for tools, equipment, and other essentials. With an undercover carport that leads you into the garage there is plenty of secure undercover parking options.

Situated on a 625sqm block, this property is ideally located within walking distance to local schools, parks, and shopping centres, making it an excellent choice for families or those looking to settle in a well-established neighbourhood. With the added benefit of being just 30 minutes from the Adelaide CBD, you'll enjoy both convenience and lifestyle in this prime location.

Don't miss out on the opportunity to own this versatile and comfortable home.

Contact Andrew Farnworth today for more information or to schedule an inspection.

Specifications:

CT / 5362/546

Council / Salisbury

Zoning / GN

Built / 1965

Land / 625m2 (approx)

Council Rates / \$pa

Emergency Services Levy / \$pa

SA Water / \$pq

Estimated rental assessment: \$530 - \$580 p/w (Written rental assessment can be provided upon request)

Nearby Schools / Keller Road P.S, Para Hills West P.S, Madison Park School, Gulfview Heights P.S, Brahma Lodge P.S, Para Hills H.S

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