

2 Shamrock Place, Salisbury Downs, SA 5108



House For Sale

Thursday, 15 February 2024

2 Shamrock Place, Salisbury Downs, SA 5108

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Type: House



Rick Schultz
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AUCTION ON SITE! USP

Settle into this exceptional sanctuary adorned with premium quality finishes and a layout designed to seamlessly enhance your enjoyment of life. The master bedroom boasts an opulent ensuite adorned with sleek black marble tiles and pristine white floor-to-ceiling tiles, complemented by a corner shower, toilet and stone bench-top vanity. A spacious walk-in robe makes getting ready effortless. The second and third bedrooms feature mirrored built-in robes and plush carpeting for comfort. The main bathroom showcases a separate large vanity, a standalone tub and shower, and a separate toilet. Glazed windows ensure added privacy in this tranquil space. Immerse yourself in the contemporary culinary sanctuary featuring a pristine marble splash-back, sleek laminate cupboards providing ample storage and modern appliances including a double stainless-steel sink and a 4-burner cook-top. Overhead storage adds convenience, while an island bench or optional breakfast bar enhances functionality. The open-plan living layout ensures effortless entertaining and relaxation, with a spacious dining area accommodating large gatherings, or alternatively, the cosy living room serves as a retreat. Experience year-round comfort with ducted reverse-cycle air-conditioning throughout the home. A genuine delight awaits you in the outdoor sanctuary. Bask in the balmy summer evenings on the decked alfresco area, complete with the convenience of a ceiling fan. Alternatively, enclose the space with blinds for cosy winter nights. Revel in the low-maintenance lawn and garden, offering effortless enjoyment year-round.

KEY FEATURES:- Central hallway - Roller shutters & blinds on all windows - Plush carpeting in all bedrooms - 6.6kW solar system- Ducted R/C air-conditioning throughout - Master bedroom with an ensuite & walk-in robe - Bedrooms 2 & 3 with mirrored-BIR's- 3-way bathroom with quality finishes - Modern open plan living, dining & kitchen layout - Decked alfresco with blinds & ceiling fan - Auto irrigation watering system - Low maintenance front & back lawn/garden - Double car garage with automatic roller door

Don't let this exceptional opportunity pass you by! Nestled in a prime location, in close proximity to an array of schooling options, The Europa Medical Centre, and bustling shopping precincts like Hollywood Plaza and Para Banks. Public transport is conveniently within walking distance. Enjoy the convenience of having Salisbury Downs Primary School, Salisbury West Sports Club and various community amenities just a short stroll away. Moments away from Aldi Parafield Gardens, takeaway outlets, service stations and more, offering an unparalleled lifestyle. To place an offer on this property, please complete this Letter of Offer form <https://forms.gle/2P3oovTaZZ7VdYjS6>

Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement.

*****Regarding price.** The property is being offered to the market by way of Auction, unless sold prior. At this stage, the vendors are not releasing a price guide to the market. The agent is not able to guide or influence the market in terms of price instead providing recent sales data for the area which is available upon request via email or at the open inspection

*****"**The vendor statement may be inspected at 129 Port Road, Queenstown for 3 consecutive days preceding the auction and at the auction for 30 minutes before it starts."