

**23 Gateway Dr, Salisbury Heights, SA, 5109**

**HARRIS**

**House For Sale**

Wednesday, 14 August 2024

23 Gateway Dr, Salisbury Heights, SA, 5109

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Naomi Perrett

## Elegant and Adaptable Family Living in an Amazing Location

Step into comfort and versatility with this beautifully designed home at 23 Gateway Drive, Salisbury Heights. Offering a flexible floorplan, this property is perfect for families of all sizes and those seeking both style and functionality.

The master bedroom is a true retreat, featuring a walk-in robe, ensuite, and plush carpeting underfoot. The second bedroom is centrally located, providing easy access to the main bathroom, while the fourth bedroom, currently set up as a double bedroom, includes its own private bathroom. This space is ideal for those with special needs or elderly family members, with room for walkers and other mobility aids. If needed, this room can easily be converted back into two separate bedrooms in the future.

Upon entering, the formal lounge and dining area greet you, perfect for those who enjoy entertaining in style. For more relaxed evenings, the open-plan kitchen and living area offer a cozy space, complete with a gas heater that efficiently warms the home on cold winter nights.

The kitchen is a chef's delight, equipped with gas cooktops, an electric oven, a dishwasher, and ample cupboard and benchtop space. Whether you're preparing everyday meals or hosting dinner parties, this kitchen has everything you need.

For those who love to entertain, the outdoor entertaining area is a standout feature. With café-style blinds that can be pulled down to enclose the space, you can host gatherings year-round, no matter the weather. The expansive garden is a haven for green thumbs, with plenty of space to grow fruit trees, roses, or any other plants that your heart desires.

Ceiling fans throughout the house and reverse-cycle heating and cooling ensure year-round comfort, making this home as practical as it is beautiful. Better still, the 6.5KW solar system means power bills are kept to a minimum (if any!) so comfort doesn't come at a price.

Located in the desirable Salisbury Heights area, this home is close to schools, parks, shopping centres, and public transport, making it an ideal choice for families seeking convenience and a high quality of life. Don't miss out on this incredible opportunity-contact us today to arrange a viewing!

Things we love:

- Prime location at 23 Gateway Drive, Salisbury Heights
- Flexible floorplan with 4 bedrooms and 3 bathrooms
- Master suite with walk-in robe, ensuite, and carpeted flooring
- 4th bedroom with private bathroom, perfect for elderly or special needs, convertible into 2 rooms
- Formal lounge and dining area for entertaining
- Open-plan kitchen/living area with gas heater
- Modern kitchen with gas cooktops, electric oven, and dishwasher
- 6.5KW Solar System
- Outdoor entertaining area with café-style blinds and large garden space
- Year-round comfort with ceiling fans and reverse-cycle heating/cooling
- Close to schools, parks, shopping, and public transport

Specifications:

CT / 5579/716

Council / Salisbury

Zoning / GN

Built / 1999

Land / 636m2 (approx)

Frontage / 21m

Council Rates / \$2,383.20pa

Emergency Services Levy / \$149.90pa

SA Water / \$195.23pq

Estimated rental assessment: \$600 - \$630 p/w (Written rental assessment can be provided upon request)

Nearby Schools / Salisbury Heights P.S, Salisbury Park P.S, Madison Park School, Gulfview Heights P.S, Brahma Lodge P.S, Salisbury East H.S

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