

**3 Coordinate Road, Salisbury North, SA, 5108**

ALL ADELAIDE

**House For Sale**

Thursday, 10 October 2024

3 Coordinate Road, Salisbury North, SA, 5108

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Deep Solanki  
0426697852

## Secure, Spacious & Potential Packed - 4 Bedroom Design Home!

Perfectly positioned on a 690m<sup>2</sup> allotment, big frontage of 21.34 metres with high security conscious fencing, this stylish 4 bedroom home has been recently painted and upgraded to offer a vibrant, modern living space that will appeal to both younger home buyers and investors.

Developers may wish to explore the subdivisional possibilities of the generous large allotment while tradies and handymen will be keen to upgrade existing outbuildings and create their new residential haven.

Significant upgrades and recent painting have enhanced the contemporary, semi open plan layout. Relax in a large living room with wall air-conditioner or step on through to a generous combined kitchen/family/meals, a great central social zone for your everyday casual living.

The kitchen has been extensively upgraded and features stone look bench tops, sleek tiled splashback's, crisp white cabinetry, stainless steel appliances, generous fridge space and a handy laundry area.

All 4 bedrooms feature crisp floating floors. The master bedroom offers a built-in robe, bedroom 2 features a built-in robe and split system air conditioner. A bright main bathroom offers semi-frameless shower screen and wide vanity, completing a value packed interior.

The fun begins outdoors as you gaze over a large solid brick garage and adjacent workshop. Handymen and tradies may wish to upgrade the existing structure to a home office or games room/man cave, and there is plenty of space in the back yard for outdoor improvements.

All nestled behind secure lock-up gates to the street, this one offers plenty of future potential across a 'ready to move in' layout.

Briefly:

- \* Upgraded 4 bedroom home on significant 690m<sup>2</sup> allotment
- \* Secure lock-up gates to the street and high fencing
- \* 4 spacious bedrooms across a 6 main room design
- \* Crisp floating floors, fresh neutral tones and LED downlights
- \* Spacious living room with wall air-conditioner
- \* Large combined kitchen/dining/family
- \* Upgraded kitchen features stone look bench tops, sleek tiled splashback's, crisp white cabinetry, stainless steel appliances, generous fridge space and a handy laundry area
- \* Bedrooms 1 & 2 with built-in robes
- \* Bedroom 2 with split system air conditioner
- \* Bright main bathroom with semi-frameless shower screen and wide vanity
- \* Solid brick garage and workshop area with potential to upgrade
- \* Single carport and wide front pergola
- \* Big frontage of 21.34m
- \* Great opportunity for handymen, tradesmen, investors or developers

Kaurna Park Wetlands, Lake Windermere Playground, Salisbury North and Adams Ovals are nearby for your daily exercise and recreation, along with The Penfield Golf Club and the Little Para River Linear Reserve. Parabanks Shopping Centre is easily reachable for your weekly groceries, entertainment and train transport to the city.

Nearby unzoned schools include Salisbury North R-7 School, Paralowie School, Lake Windermere B-7 School, Salisbury Primary School and Bowden Brompton CS Northern Middle School Campus. The zoned secondary school is Paralowie School. Quality private schools nearby include Bethany Christian School, Temple Christian College, Thomas More College

& Tyndale Christian School.

Zoning information is obtained from [www.education.sa.gov.au](http://www.education.sa.gov.au) Purchasers are responsible for ensuring by independent verification its accuracy, currency or completeness.

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice.

The vendor's statement (Form 1) will be made available at 193 North East Road Hampstead Gardens for 3 consecutive business days prior to the Auction as well as at the premises on the day 30 minutes prior to the Auction.