

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



**House For Sale**

Wednesday, 26 June 2024

3 Decimal Road, Salisbury North, SA 5108

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 3**

**Area: 453 m2**

**Type: House**



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## Auction Sat 13th July

Ray White Salisbury is proud to present 3 Decimal Road, Salisbury North. THE LOCATION: Nestled in a peaceful, family-friendly street, 3 Decimal Road offers an ideal location for serene suburban living. Conveniently positioned near Waterloo Corner Road and Whites Road, this residence provides easy connections to inner Northern suburbs. Residents here benefit from an array of nearby amenities, including a selection of quality primary and secondary schools such as Salisbury North Primary School, Whites Road Medical Centre, Salisbury North Football Club, Parabanks Shopping Centre, playgrounds, and parks. Excellent public transport options are available, linking you seamlessly to Salisbury & Mawson Lakes Interchange, with travel time to the CBD less than 30 minutes away. THE RESIDENCE: This modern home is packed with family features and exudes contemporary charm and practicality. The front yard is fenced to ensure your security, with high fencing and neat hedges around the boundary of the property for added privacy. Roller shutters on all front windows also maintain your privacy. The neatly landscaped front yard and modern facade add to the street appeal, while a long paved driveway plus a secure garage with roller door provide you with off-street parking and rear yard access. As you enter, you will find a high standard of quality and presentation, with ducted reverse cycle heating and cooling, sleek timber floors, and modern downlights illuminating the hallway that continues through to the open plan living, dining, and kitchen area. The living area has a ceiling fan for year-round comfort, and the light-filled dining space features beautiful bay windows looking out to the outdoor entertaining area. The modern kitchen boasts state-of-the-art stainless steel appliances, including a dishwasher, oven, rangehood, and gas cooktop. It also offers a breakfast bar, ample cabinetry space, and a large French door fridge provision. The three well-sized internal bedrooms are carpeted and all have built-in robes, with bedrooms 1 and 2 also featuring ceiling fans. The bathroom has a heat light and a convenient separate toilet. The laundry is well-equipped with lots of bench space, a broom cupboard, and access to the side yard. Additionally, there is a large rumpus room or fourth bedroom, providing versatile options for families with flexible living arrangements. The backyard is the true showstopper of this home, with a huge paved pergola extending across the entire width of the house, featuring lighting and a ceiling fan perfect for outdoor entertaining. There is also a sparkling pool encompassed by a deck, ideal for unwinding on hot summer days. The outdoor area is complete with a tidy lawn and immaculate garden beds, along with a garden shed for additional storage. FEATURES: • 453sqm Allotment • Sparkling pool with deck • Secure garage with rear yard access • Tidy lawn and immaculate garden beds • Ducted reverse cycle heating and cooling • Sleek timber floors and modern downlights • Bonus large rumpus room/fourth bedroom • Three well-sized bedrooms with built-in robes • Modern kitchen with state-of-the-art appliances • Huge paved pergola with lighting and ceiling fan • Spacious open plan living and dining with bay windows • High fencing and roller shutters for privacy and security Don't miss out on this opportunity to own in Salisbury North, for all enquiries please contact James Aubert. Regarding price. The property is being offered to the market by way of Auction. We will supply recent sales data for the area which is available upon request via email or at the open inspection. Disclaimer: Every care has been taken to verify the correctness of all details used in this advertisement. However, no warranty or representation is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for errors or omissions. Prospective purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the contract of sale