

**5 Hornsby Avenue, Salisbury Downs, SA 5108**



**House For Sale**

Tuesday, 25 June 2024

5 Hornsby Avenue, Salisbury Downs, SA 5108

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 653 m2**

**Type: House**



Rick Schultz  
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## Auction On-Site

Step into this exquisite home nestled on an expansive block with a wide frontage, meticulously renovated to perfection. Fresh carpet and a flawless coat of paint, both inside and out, herald a perfect fresh start. Boasting three generous bedrooms, the heart of the home features an open-plan kitchen seamlessly flowing into the dining area. A cosy separate living space offers relaxation and retreat. The opulent bathroom promises moments of luxury, while an ideal outdoor entertaining space awaits with a spacious verandah. Additionally outside, a sprawling patch of green invites children to play freely or pets to roam. Imagine summer days lounging by the pool or unwinding in the spa, creating memories to cherish. This home offers an opportunity for all buyers to indulge in a lifestyle of comfort, luxury and leisure.

**Key Features:-** Expansive 653m<sup>2</sup> approx. of land- Open-plan kitchen & dining illuminated with downlights- Recently updated kitchen featuring a breakfast bar, tiled splashback, double stainless steel sink & a 4-burner gas cooktop- Spacious, sunlit living area with a ceiling fan & air-conditioning- 3 freshly carpeted bedrooms, all equipped with ceiling fans; the main bedroom also includes a split-system air-conditioner- Luxurious central bathroom, newly renovated with floor-to-ceiling tiles, bathtub, shower & vanity- Laundry with outdoor access- Outdoor entertaining area boasting a wrap-around verandah, expansive grassy patch & secure storage shed- Outdoor pool & spa with a brand-new pump

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. Additionally, Aldi Parafield Gardens, takeaway outlets, service stations, and other conveniences are just moments from your doorstep, providing 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 accepts 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 is advised to enquire directly with the agent 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."**