

**9 Kenneth Street, Salisbury, SA, 5108**

ALL ADELAIDE

**House For Sale**

Friday, 16 August 2024

9 Kenneth Street, Salisbury, SA, 5108

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Deep Solanki  
0426697852

## Lifestyle Entertainer - Versatile Plan - Generous Traditional Block

Ideally located in a peaceful, no through road, just a short walk to Salisbury Primary School and Parabanks Shopping Centre, this delightful family home offers 8 main rooms and up to 4 bedrooms across an upgraded contemporary design. A versatile floorplan offers up to 5 spacious bedrooms and extensive outdoor entertaining area across a thoughtful layout that will appeal to the budget conscious larger family.

Relax in everyday comfort in a spacious, light filled living room where a built-in bar, gas heater and ceiling fan provide optimum comfort for your daily lifestyle. The semi open plan design offers a bright meals and kitchen adjacent the lounge. Cook in style in comfort with stone look bench tops, wide double sink, stainless steel appliances, tiled splashback's and crisp white cabinetry.

Premium outdoor entertaining includes a wide gabled pergola over paved patio. There is plenty of space in a large lawn covered back yard for the kids to run and play and a fire pit for your winter ambience.

All 4 main bedrooms are well proportioned, all double bed capable. Bedrooms one and 2 both offer 1-3 all have ceiling fans. Bedroom 4/games room or rumpus provides that valuable 2nd living area and there is a handy study adjacent that could be utilised as a bedroom 5.

A single carport will accommodate the family car while ducted evaporative air-conditioning soothes the summer sun.

A fabulous and versatile property that will appeal to larger families looking for value and space or younger couples wishing to grow and prosper. Your inspection is highly recommended.

Briefly:

- \* Lifestyle entertainer with versatile floorplan of up to 5 bedrooms
- \* Generous allotment of approximately 640m<sup>2</sup>
- \* Generous light filled living room with ceiling fan, gas heater and built-in bar
- \* Large combined kitchen/dining with ceiling fan and direct access to alfresco
- \* Upgraded kitchen features stone look bench tops, wide double sink, stainless steel appliances, tiled splashback's and crisp white cabinetry
- \* Bedrooms 1,2 & 3 with ceiling fans
- \* Bedrooms 1 & 2 with built-in robes
- \* Spacious rumpus room/2nd living area/bedroom 4 with split system air conditioner
- \* Generous rumpus/study/bedroom 5
- \* Bright main bathroom with separate bath and shower
- \* Separate toilet
- \* Walk-through laundry with exterior access
- \* High gabled pergola over paved patio
- \* Generous lawn covered rear yard with ample room for kids and pets
- \* 2 handy garden shed for outdoor storage
- \* Single carport
- \* Ducted evaporative air-conditioning
- \* Gallery style entrance hall
- \* Great opportunity for the growing or extended family

Perfectly located close to all desirable amenities. Parabanks Shopping Centre including Hoyts Cinemas is nearby for a quality shopping experience, dining and entertainment. The Salisbury Interchange is within easy walking distance providing public transport to the city and the north.

The Salisbury North Wetland & Salisbury Swimming Centre with the Little Para River Recreational Reserve are also in the

local area providing a great place for outdoor entertainment and exercise, along with the Penfield Golf Club, the Little Para Golf Course and the Salisbury Football Club.

Unzoned local primary schools include Salisbury Primary School, Bowden Brompton CS Northern, Salisbury North R-7, Elizabeth Vale & Brahma Lodge Primary. The zoned secondary school is Salisbury High School. Local private education can be found at Temple Christian College, Bethany Christian School, Tyndale Christian School & Thomas More College.

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.