

# 2/46b York Terrace, Salisbury, SA 5108

## Townhouse For Sale

Monday, 8 July 2024



2/46b York Terrace, Salisbury, SA 5108

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Anthony Fonovic

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## Best Offer Before 2pm on 30th July 2024 (USP)

Discover a highly sought-after gated estate epitomising modern style, privacy and security. This separate detached townhouse offers all the features you desire in a living space combining the comforts of contemporary living with peace of mind. On entering you will discover an open-plan layout that seamlessly connects the living, dining and kitchen areas. Enjoy the expansive feel and abundant natural light that floods the entire home. The kitchen is a chef's delight, featuring stainless steel appliances including dishwasher, gas cooktop and ample overhead cupboards. It's both functional and stylish, overlooking the living and dining space, making it perfect for socialising while preparing and sharing meals. Upstairs, you will find three bedrooms and two bathrooms. The master bedroom with an ensuite and walk-in robe. Additionally, the landing area offers ample space for setting up your home office, study or computer zone for the kids. The family bathroom offers a separate shower, bath, vanity and WC. Enjoy the convenience of a low-maintenance home with a generously sized backyard, ideal for outdoor relaxation and entertaining. Single carport with an automatic roller door offering secure internal access to your home. An additional parking space is a bonus for you and your guests. Other things you will love:

- Ducted reverse cycle heating and cooling throughout the home
- Family bathroom upstairs offers a separate bath, ideal for those with children
- Abundance of storage, with built in linen and storage cupboards
- Additional WC and vanity downstairs, adding to the convenience of the living space
- Secure Garage and Bonus Parking

This gem is just a two-minute stroll from Chidda train station, offering easy commuting options. Within a five-minute drive, you'll reach Hollywood Plaza and Parabanks shopping precinct, satisfying all your shopping needs. Attention Investors: An exceptional opportunity awaits to enhance your portfolio. This property is currently tenanted at \$535 per week until August 2025.

**SPECIFICATIONS**  
Year Built: 2013  
Land Size: sqm (approx)  
Council: City Of Playford  
Council Rates: \$294.95pq  
Water Rates: TBA \$74.20pq  
Sewerage Rates: \$79.50pq  
ESL: TBA \$ pa  
Strata: TBA \$ pq  
Rental Estimate: \$535pw

The accuracy of this information cannot be guaranteed & all interested parties should seek independent advice. RLA 274675