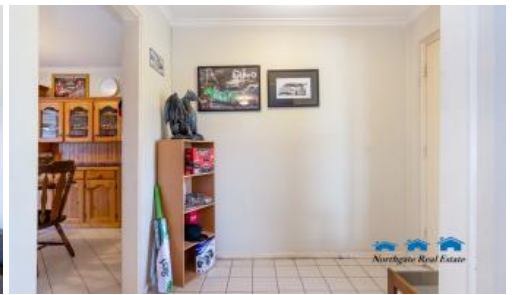




11 Woolaston Rd, Salisbury Downs

Northgate Real Estate



## DON'T MISS. THE SURPRISE IS ON THE INSIDE!!

Quietly nestled on a generous 405 m<sup>2</sup> corner allotment, this upgraded and renovated family home offers a rare and intriguing opportunity for those who are looking for a great first home or an unmatched rental return. Considerate provide a vibrant and bright formal lounge area on an entry where both formal and casual living offers ample room for the growing family.

An adjacent meal area with a central kitchen promises the perfect family mealtime. A detached pantry, freestanding stainless steel stove, double sink, and breakfast bar provide modern facilities.

Step outdoors and enjoy alfresco entertaining under lavish verandah overlooking the botanic backyard. The garden shed will ensure your outdoor storage while a double carport with an auto panel lift door accommodates the family cars.

The home boasts 3 spacious bedrooms, all of good proportion. Bedrooms 1 and 2 offer built-in robes and quality flooring.

An expertly placed bathroom and separate laundry with exterior access provide valuable amenities, while ducted evaporative air-conditioning ensures a comfortable interior.

Moreover, a generous high-fenced allotment adds value and security. A great opportunity for families who enjoy space, investors who demand security, and lovers of verdant large allotments.

Located close to the numerous parks and reserves that Salisbury has to offer, with the Salisbury West Sports Club & Playground a short walk away at the end of the street.

Nearby unzoned local primary schools include Salisbury Downs Primary, Paralowie School & Bowden Brompton CS Middle School Campus. The zoned high school for this address is Parafield Gardens High School. Private schools in the area also include Thomas Moore College, Holy Family Catholic School, and St Augustine's Parish School.

Public transport is close by including the local bus service to Salisbury and surrounding areas that run along Spains Road. Bus routes run along Salisbury Highway to Mawson Lakes and the Adelaide CBD. Great shopping

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Price \$389,000-\$399,000

Property Type Residential

Property ID 2024

Land Area 405 m<sup>2</sup>

Floor Area 157 m<sup>2</sup>

### AGENT DETAILS

Jugal Patel - 0449740286

Sanjay Patel - 08 8266 3899

### OFFICE DETAILS

Northgate Real Estate

1/1391 Main North Rd Para Hills

West, SA, 5096 Australia

08 8266 3899



Northgate Investment & Property Management

Salisbury Highway to Lawson Lakes and the Aerialist CBD Great Shopping at Hollywood Plaza is a short stroll away, with Parabanks Shopping Centre and the Salisbury Interchange both in the local area.

Briefly:

- Upgraded family home on generous 405 m<sup>2</sup> (approx.) allotment with 18.3 frontage
- Generous family/lounge area
- Central kitchen adjacent with meal area
- 3 spacious bedrooms all with quality flooring and built-in robe
- Wide rear verandah for family entertainment
- Several garden sheds for your outdoor storage
- Numerous rainwater tanks
- carport with space for two cars and auto panel lift door
- Ducted evaporative air-conditioning
- 2 mins walk to Salisbury downs primary school
- 4 mins drive to Hollywood plaza shopping center

RLA 164893

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.