



5 Chelmsford Avenue, Salisbury Heights

## The Perfect Place to Call Home

Nestled within a peaceful cul-de-sac, this impeccably maintained residence on an expansive allotment of approximately 827sqm (approx.) presents an exceptional lifestyle opportunity for families, first home buyers, downsizers and astute investors alike.

Built in 1982 and lovingly cared for throughout the years, the home combines timeless comfort with functional family living, offering a move-in ready lifestyle with generous indoor and outdoor spaces designed to be enjoyed for years to come.

From the moment you arrive, there is an immediate sense of warmth and pride of ownership. Inside, the light-filled lounge and dining area creates an inviting setting for both everyday living and entertaining, with large windows allowing natural light to flow effortlessly throughout the home.

The well-appointed master suite offers a peaceful retreat, complete with a walk-in robe, ensuite and ceiling fan, while the additional two bedrooms are thoughtfully positioned and feature built-in robes, ideal for growing families or visiting guests.

At the heart of the home, the contemporary kitchen is designed for practicality and connection, featuring ample storage, electric cooking

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### FOR SALE

Please Call

### AGENTS

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### AGENCY

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.



appliances and an effortless flow into the spacious family room - a versatile second living area perfect for relaxed evenings or entertaining with family and friends.

Stepping outside, the lifestyle appeal continues with a beautifully maintained backyard and expansive outdoor entertaining area, providing the perfect setting for weekend barbecues, children at play or simply unwinding in your own private sanctuary.

Adding exceptional versatility, the fully insulated external rumpus room with reverse cycle air conditioning offers endless possibilities as a teenagers' retreat, home office or studio.

Comfort and efficiency are well catered for with ducted reverse cycle air conditioning throughout and a substantial 6.5kW (approx.) solar system, ensuring year-round comfort and energy savings.

Features you will love:

- Three spacious bedrooms, master bedroom with ensuite, walk-in robe and ceiling fan
- Bedrooms two and three both with built-in robes
- Spacious front lounge plus a second family living area for added flexibility
- Modern kitchen featuring electric stove, oven, double sink and plenty of storage space
- Ducted reverse cycle heating and cooling for year-round comfort
- External insulated rumpus room or retreat, perfect as a games room, office or extra living space
- 6.5kW (approx.) solar panel system to help reduce energy costs
- Undercover veranda ideal for entertaining family and friends
- Solar hot water system for added energy efficiency
- Double carport with extra space for additional vehicles
- Beautifully maintained gardens and a spacious backyard for kids and pets to enjoy
- NBN connection for fast and reliable internet
- Garden shed for extra outdoor storage

Perfectly positioned within a quiet, family-friendly setting and only moments from quality schools, parks, shopping precincts and public transport, this is a home that delivers not only space and functionality but a lifestyle of comfort, privacy and convenience.

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RLA 208516

## MORE DETAILS

Property ID 2DENGJU  
Property Type House  
House Size 143 m2  
Land Area 827 m2  
Including Ducted Cooling  
Ducted Heating  
Outdoor Entertaining  
Built-in-Robes  
Secure Parking  
Fully Fenced  
Solar Panels  
Solar Hot Water

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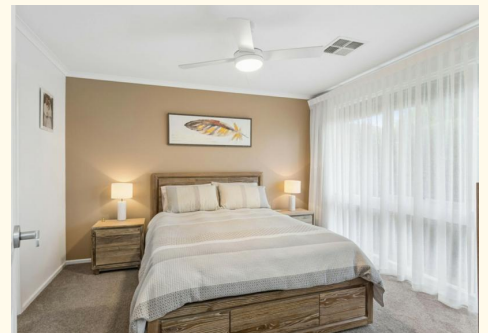
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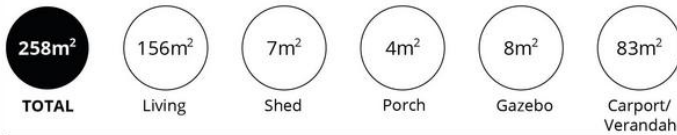
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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