

**10 Equation Road, Salisbury North, SA 5108**



**Sold House**

Friday, 11 August 2023

10 Equation Road, Salisbury North, SA 5108

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 800 m2**

**Type: House**

**\$506,000**

Situated at 10 Equation Road, Salisbury North sits this easy to maintain family home awaiting the perfect buyer, with 3 spacious bedrooms being easy to upkeep with no need to renovate or rebuild. This home is move-in ready as well as a great investment opportunity. Conveniently positioned in the ever growing suburb of Salisbury North, being central to many schools, with a wide range of public transport options as well as local shopping centres being in close proximity you won't need to travel far for your grocery needs, popular fashion retailers or delicious eateries. This home presents a valuable opportunity for both homebuyers and investors. The home consists of 3 bedrooms all of a spacious size, an extremely sizeable lounge room which is perfect for a family - use this space to come together! Open plan kitchen and meals, leading to the separate laundry. This home offers a huge backyard, there is so much potential here! Room for a trampoline or cubby house, the perfect space for a pet to run around in or a great place to start your own veggie/fruit garden. Sited on a generous 800sqm (approx.) the large level allotment offers ample space for any future extension/development or outdoor living improvement. (subject to consents) Features include:- Light filled primary bedroom with outlook views and ceiling fan- Bedrooms two and three of good size- Modern kitchen with tile splash back, upright cooktop, electric oven, dishwasher and ample bench space- Generous living and family area with gas heating- Family bathroom has full size bath, separate shower and separate WC- Convenient laundry room with rear access- Single garage plus additional off-street parking- Reverse cycle heating & cooling- Instant Gas Hot Water service- Neutral colour tones throughout- Easy care flooring- Established front and rear gardens with fruit trees- Wide rear verandah for outdoor living- Corner location with rear/side access from Bearing Road- Large backyard with plenty of space for the kids to explore or pets to run around- Land size 800m<sup>2</sup> (approx.) Kaurna Park Wetlands, Salisbury North and Adams Oval are nearby for your daily exercise and recreation, along with The Penfield Golf Club. Parabanks Shopping Centre is easily reachable for your weekly groceries, entertainment and train transport to the city..The perfect place to start your growing family, build your future or to use as a successful investment...Welcome to 10 Equation Road Salisbury North! Specifications: Council: City of Salisbury Built: 1983 Council Rates: \$1,178.35 (approx.) per annum SA Water Rates: \$153.70 (approx.) per quarter ES Levy: \$96.10 (approx.) per annum Rental Potential: \$450 - \$475 per week (approx.) Allotment of 800m<sup>2</sup> (approx.) Speak to Ray White West Torrens Property Management about managing this property! Auction: Saturday 5th August 2023 at 10:00AM Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to assist you in your value research. The vendor's statement may be inspected at 184 South Road, Mile End for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. On behalf of Ray White West Torrens, we try our absolute best to obtain the correct information for this advertisement. The accuracy of this information cannot be guaranteed and all interested parties should view the property and seek independent advice.