

109 Spains Road, Salisbury, SA 5108

CENTURY 21

House For Sale

Friday, 19 January 2024

109 Spains Road, Salisbury, SA 5108

Bedrooms: 4

Bathrooms: 1

Parkings: 3

Area: 650 m2

Type: House



Sebastian Richardson
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James Karpiuk
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AUCTION Onsite 3rd Feb 12.00pm (USP)

Sebastian Richardson and the Team at Century 21 Golden Estates proudly present 109 Spains Road, Salisbury. Boasting a large allotment of approximately 650sqm, providing ample room for those looking to renovate the existing home, or redevelop and build their dream home. Comprising 4 Bedrooms, a large living room and rumpus room, a bathroom with bath, a spacious rear yard with an extensive undercover verandah, ideal for entertaining, one large tool shed and one garden shed for additional storage options, and a private patio area. This home presents itself as the perfect canvas to add your finishing touches and make it your own. Alternatively, invest and reap the rewards of your hard work through a strong rental return in such a competitive market. Property Details: Land Size: 650 sqm (approx.) Frontage: 21.34m Depth: 30.48m Built: 1976 Council: City of Salisbury Council Rates: \$358 (Approx. PQ) Water Rates: \$153 + Usage (Approx. PQ) Zoning: G|N - General Neighbourhood Easements: None Known Currently Leased: \$380 pw until 15/11/2024 Ideally positioned within close proximity to quality schooling, inclusive of Salisbury Downs Primary School, The Pines Primary School, and Parafield Gardens High. Nearby to major shopping centres with Hollywood Plaza a 3-minute drive, Paralowie Plaza, Parabanks Shopping Centre and the brand new District Outlet store. Local suburban reserves, lakes and public transport with the Chidda and Salisbury train stations only minutes away providing transport direct to the CBD along with Salisbury Highway and North-South Motorway. Auction On-Site 3rd of February 2024 12.00pm (USP) Auction Pricing: In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 29 Main street Mawson Lakes SA 5095 for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. Disclaimer: Every care has been taken to verify the correctness of all details used in this advertisement. However, no warranty or representative is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for error or omissions.