

13 Alderbury Avenue, Salisbury North, SA 5108



House For Sale

Tuesday, 14 May 2024

13 Alderbury Avenue, Salisbury North, SA 5108

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 508 m2

Type: House



Daniel Sanderson

0439801622

\$549,000

A superb opportunity to acquire this very neat 3 bedroom family home built in 2005 - ideal for owner occupiers or investors. The home features 3 bedrooms (all with BIR or WIR), 2 bathrooms - including master ensuite/WIR, double garaging plus further off-street parking for 2 more vehicles. Living options are endless with a cleverly designed open floor plan, modern kitchen and allowing for 2 living areas to separate the kids from the parents. Outside, there is an expansive yard with plenty of room for the children to play in and the gardens are low-maintenance, but well maintained, and offer easy care. Completing the package is the considerable Torrens Titled allotment of 508 sqm (approx.) according to the Certificate of Title. Located down a quiet street and within walking distance to local shops including the Parabanks shopping centre, local schools/ Salisbury North Oval only a stone's throw away and the RAAF Edinburgh base a short drive. For definite sale, enquire now with Daniel Sanderson to avoid disappointment. Auction is set for Saturday 1st June at 11.30 am on site. Vendor Statement/Auction Conditions available at the agents office 3 business days before the auction and at the auction 30 minutes prior to the commencement of the auction. If a land size is quoted it is an approximation only. You must make your own enquires as to this figure accuracy. Smallacombe Sanderson does not guarantee the accuracy of these measurements. Contact the local council on what is possible and what is not possible on this allotment.