

**16 Alexander Road, Salisbury North, SA, 5108**

**Sold House**

Monday, 26 June 2023



16 Alexander Road, Salisbury North, SA, 5108

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**

## Ready to make a savvy investment move?

This charming home is your chance to seize a golden opportunity! Nestled on a large 695sqm allotment approx., this property offers endless potential for growth and prosperity.

Currently leased until May 2024 at \$400.00 per week, the purchaser will recognise the immense value of a secure tenant. Keep the cash flowing and reap the rewards, or plan for your own future move-in date - the choice is yours.

As you step inside the delightful façade, you'll be greeted by a spacious and family-friendly layout, complete with three comfortable bedrooms conveniently located just steps from the bathroom with a separate toilet for added convenience. The double doors open to a light-filled family room, inviting you to relax and unwind with plush carpet underfoot, a ceiling fan, and reverse style air-conditioning for ultimate comfort.

The property's heritage appeal shines through ornate cornices and a ceiling rose, while the timber kitchen adds a touch of warmth and coziness to the meals area. Whether you're a home chef looking to whip up a storm or simply seeking a space to call your own, you'll appreciate the spacious benchtops and tiled backsplash that await you.

The living space extends outdoors with an expansive verandah that runs the full width of the home, offering plenty of room to entertain guests. Enjoy the lush gardens covered by a shaded pergola, while the backyard is enveloped by mature trees and easy-care artificial lawn.

Don't miss out on the things we know you'll love - like the master bedroom's built-in robe and ceiling fan, air-conditioning in bedroom three, a laundry with built-in linen storage and access to the rear verandah, ample parking space with an attached single carport and a 3.4x5.5 metre single garage, and a rainwater tank with a pump and garden shed.

So, what are you waiting for? Take the plunge and invest in your future today!

Contact Nathan Gherghetta on 0498 881 119 for further information and to arrange your inspection.

Year Built / 1964

CT / 5592/843

Council / City of Salisbury

Title / Torrens Title

Zone / GN - General Neighbourhood

Council Rates / \$1,209.40 p.a.

ESL / \$101.85 p.a.

Water / \$262.08 p.q.