

**18 Cotton Street, Salisbury North, SA 5108**

**House For Sale**

Wednesday, 29 November 2023



18 Cotton Street, Salisbury North, SA 5108

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 5**

**Area: 463 m2**

**Type: House**



Justin Irving  
0412289674



Damanjeet Singh  
0435788776

## **Auction price guide \$349,000**

Ray White Salisbury is proud to present 18 Cotton Street Salisbury North. **THE LOCATION** Located directly across from Adams Oval and Playground, this is a very peaceful family friendly street. A fantastic selection of Quality Primary and Secondary Schools is available to choose from such as Salisbury North Primary School, Salisbury North Football Club, Parabanks Shopping Centre, playgrounds, parks & convenient public transport taking you to Salisbury & Mawson Lakes Interchange and travel time to the CBD less than 30 minutes away. **THE RESIDENCE** This beautiful and bright functional home with large living area makes it a breeze to live in with low maintenance gardens. The rear yard has roller door for undercover secure parking for 2 cars, under cover verandah, Two garden sheds to the rear of the home, Features Include: • Split system. • 2x large bedrooms. • Freshley painted throughout. • Rental appraised at \$380 - \$400 pw. • Secure undercover carport for 2 vehicles. • Verandah to the entire width of the home in the rear yard. The home has been kept immaculately, with too much to mention and with nothing to do, but simply move in. **FEATURES** Don't miss out on this opportunity to own in Salisbury North, all enquiries welcome. Regarding price. The property is being offered to the market by way of Auction. We will supply recent sales data for the area which is available upon request via email or at the open inspection. **Disclaimer:** Every care has been taken to verify the correctness of all details used in this advertisement. However, no warranty or representation is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for errors or omissions. Prospective purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the contract of sale