

**19 Jamison St, Parafield Gardens, SA 5107**



**House For Sale**

Tuesday, 2 April 2024

19 Jamison St, Parafield Gardens, SA 5107

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 596 m2**

**Type: House**



David Philpott  
0883435600



Benjamin Philpott  
0883435600

**\$470,000 - \$510,000**

With its original features intact, this dwelling presents an incredible opportunity for a new owner to bring their design and style ideas to life, creating the home of their dreams. The generous block size not only offers privacy but also provides a sense of space, allowing you to truly make this property your own. Inside, you'll find three well-appointed bedrooms that offer comfortable accommodation for you and your family. The open plan living and dining area, along with the adjacent kitchen, creates a versatile living space that can be adapted to suit your needs. The centrally located bathroom and separate toilet add convenience and functionality to your everyday life. What sets this property apart is its potential for renovation, extension, or even a complete rebuild from the ground up (subject to council approval). Located in close proximity to The Pines Primary School, parks, playgrounds, and sporting ovals, this home offers a convenient and family-friendly lifestyle. Additionally, you'll have easy access to vibrant shopping precincts and major roads, such as Port Wakefield Road and the Northern Connector. Don't miss out on this exciting opportunity to turn this house into your dream home.

**SPECIFICATIONS:** CT // 5213/25 Zoning // General Neighbourhood (GN) Land // 596sqm (approx.) Built // 1985 Council // City of Salisbury Council Rates // \$1,332.50 per annum SA Water // \$153.70 per quarter + usage ESL // \$110.45 per annum Tenancy // Leased to May 2024 at \$380pw increasing to \$440pw DB Philpott Real Estate is proud to service the local area and if you are thinking of selling, give us a phone call to arrange a free no obligation market opinion. If a land size is quoted it is an approximation only. You must make your own enquires as to this figures accuracy. DB Philpott does not guarantee the accuracy of these measurements. All development enquires and site requirements should be directed to the local govt. authority. Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice. RLA 46442