

2/3 Ames Road, Salisbury, SA 5108

Unit For Sale

Wednesday, 17 January 2024

2/3 Ames Road, Salisbury, SA 5108

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Mark Lloyd

0882854777

\$359k-\$379k

Team Lloyd and Harris North are proud to present 2/3 Ames Rd, Salisbury to the market. – An affordable opportunity to jump into the property market with this very well presented 2-bedroom homette boasting stylish, neutral décor throughout including new paint & carpets. The main living area is situated to the front of the home and is fitted with ceiling fan and gas heating. Walking through to the rear of the home, you will find the practical gas kitchen and spacious dining with enough room to entertain family and friends whilst the exterior door leads to the extensive outside veranda and entertaining area. The master bedroom is situated to the front of the home and features a built-in robe and ceiling fan whilst the generous 2nd bedroom is located to the rear of the home. The centrally located bathroom, toilet and wet areas all present very well, making this home the perfect choice for anyone just wanting to move in. Other features include:- Gas adjustable Instant Hot water- Ducted evaporative cooling t/out.- Solar system- Roller shutters all round.- Small lock up shed & workshop.- Lock up and secure front fence.- Lock up single carport with auto roller door.- Vacant Possession at settlement- Strata titled allotment. Conveniently located within easy walking distance to Parabanks Shopping centre, transport, and schools, this is an ideal purchase for 1st home buyers, Retirees and investors with so much on offer. For more information on this great property call - Mark Lloyd on 0414 687 754 or Marie Fabian on 0421 205 578. We look forward to meeting you at our open homes!

Specifications: CT / 5117/444 Council / Salisbury Zoning / GN Built / 1992 Council Rates / \$1,172.85pa Strata Rates / \$305.66pq Emergency Services Levy / \$69.20pa SA Water / \$153.70 pq + split usage Estimated rental assessment / Written rental assessment can be provided upon request

Nearby Schools / Salisbury P.S, Brahma Lodge P.S, Salisbury North P.S, Madison Park School, Keller Road P.S, Salisbury H.S

Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 330069