

**25A Elmgrove Road, Salisbury North, SA 5108**

**Sold Residential Land**

Wednesday, 4 October 2023

25A Elmgrove Road, Salisbury North, SA 5108

Area: 343 m2

Type: Residential Land



Alan Bickley  
0421787996

**\$206,000**

Alan Bickley and Harcourts Sergeant are proud to present 25A Elmgrove Road, Salisbury North. This excellent opportunity is for anyone looking to build their dream home that is on 343sqm (approx.) in a convenient suburb – it simply doesn't get much better than this! The owner has already gone to the expense of having an Approval in place which will save you time and effort for a fantastic 3-bedroom 2-bathroom home with drive through access to the rear yard. This block is situated in a cul-de-sac amongst quality homes in a very Neighbourhood friendly environment. Approved plans for a 3 bedroom 2 bathroom home are available at sale. Out of bread and milk? Head down to the freshly update Drake Supermarket at Salisbury North, Springbank Shopping Centre, or Hollywood Plaza. If it's been a long day, and you don't feel like cooking, dinner is made easy with ample restaurants, fast food, café's and pubs including the Salisbury North Football Club within walking distance. You'll be surrounded with an abundance of schooling, kinder and childcare options taking kids needs and wants to another level. Schools include Paralowie R-12, Salisbury North R-7, Lake Windemere School and Salisbury Highschool just to name a few. Outdoor play is out of this world, with parks, reserves, golf course and wetlands at your fingertips - If this doesn't encourage children or adults to get outside and have some fun nothing will. With multiple transport options just minutes away including Salisbury and Mawson Lakes hubs, as well as Salisbury Highway and Northern Expressway, the commute to the city will be easy making 25A Elmgrove Road, Salisbury North, the perfect place to call home. Don't miss out on the First Home Owners Grant of up to \$15,000 (Subject to eligibility.) Take advantage of this opportunity and call us today – Alan Bickley on 0421 787 996. We look forward to speaking with you! Land size: 343m2 (approx.) 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 the Harcourts Sergeant office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 257454