

**25B Tangent Avenue, Salisbury North, SA 5108**



**House For Sale**

Tuesday, 2 April 2024

25B Tangent Avenue, Salisbury North, SA 5108

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 324 m2**

**Type: House**



Daniel Seach

0423598964

## **Auction On-Site Saturday 20th April 3:00PM**

Welcome to this near-new family home, built by Fairmont Homes in c2023, situated on a desirable corner block. The spacious master bedroom offers a generous walk-in robe and sparkling ensuite with high-quality tile work and a large shower. Bedrooms two & three feature built-in robes, and there is either a fourth bedroom or a study; offering versatility depending on your needs; and all bedrooms have roller shutters for added privacy & security. Entertaining is a breeze in the open-plan kitchen, living and dining area, with sleek finishes and a stylish design. There is a large island bench in the kitchen with a gas cooktop. Indoor/outdoor flow is effortless, with a pergola and outdoor entertaining space, which overlooks the low-maintenance gardens. Centrally located near Parabanks Shopping Centre & Hollywood Shopping Centre, walking trails & reserves, the Lyell McEwin Hospital and public transport options.- Almost brand new c2023 Fairmont Homes family build- Versatile corner allotment on 324sqm of land with side access- Spacious master bedroom with walk-in robe & ensuite bathroom- Flexible floorplan with either a fourth bedroom or study- Spacious open-plan kitchen, living & dining area for entertaining- Kitchen with large island bench, 900mm gas cooktop, dishwasher & pantry- Outdoor entertaining with a large pergola; ideal for all-year-round entertaining- Ducted r/c air conditioning throughout plus roller shutters on all bedrooms- Just a short drive to Parabanks Shopping Centre & Hollywood Plaza- Walking trails/reserves, Lyell McEwin hospital & public transport close by

Other Information: Title: Torrens Title Council: City of Salisbury Zoning: General Neighbourhood Build: c2023 Land: 324m<sup>2</sup> Council rates: \$1,632.25 per annum SA Water: \$153.70 per quarter Emergency Services Levy: \$124.05 per annum Rental Assessment: \$570 per week All information has been obtained from sources deemed to be accurate, however, it cannot be guaranteed and neither the agent, agency or vendor accepts any liability for errors, omissions or oversights. Any reference to rates/outgoings, school zoning, planning consent, land/building sizes, build year, and solar panels are all approximate. It is recommended any interested parties conduct their own due diligence. If this property is being offered via public auction, the Form 1 (vendors statement) will be on display 3 business days prior to the auction, and for 30 minutes preceding the auction at the place of auction.

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