

**30 WILFRED Avenue, Salisbury, SA 5108**

**Sold House**

Wednesday, 23 August 2023

30 WILFRED Avenue, Salisbury, SA 5108

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 4**

**Area: 704 m2**

**Type: House**

**\$580,000**

Matt Ismaili and Harcourts Sergeant are proud to present 30 Wilfred Avenue, Salisbury. This 1964 built home on a 704sqm (approx.) allotment is unique, spacious and the perfect family entertainer! Located just minutes away from Salisbury offering 120sqm (approx.) of living – this will be the perfect place to call home. Upon arrival you'll be pleasantly surprised with the modern, rendered façade and neat and tidy, low maintenance front yard. The home also features a neutral theme flowing throughout making it easy to envision how you could make it your own. The open plan design incorporates the lounge, dining, kitchen and outdoor entertaining, the perfect layout to host family gatherings and/or parties and not miss a thing whilst you're cooking up storm. The contemporary themed kitchen offers an electric cook top, oven, rangehood, dishwasher, double sink and plenty of storage and bench space including a servery to the outdoor entertaining which is sure to impress the chef of the home. All bedrooms located together and neighbour to the main bathroom, are generous in size and feature built-in robes and ceiling fans making that much needed alone time more than comfortable. There will be no fighting over who gets the best room. Rental Return - \$500 - \$550 per week. What we also love about the home: • Solar panel system (owner is not sure if its working or not) • Salt chlorinated, in-ground swimming pool. • Outdoor entertaining/deck. • Ducted + wall unit air-conditioning. • Outdoor air-conditioned, 4th bedroom/rumpus • Garage/shed. • Single carport | parking up to 3 cars. Perfectly situated close to all amenities including Hollywood Plaza and Parabanks Shopping Centre's for a quality shopping experience along with Aldi just minutes away. Just a short walk away from the heart of Salisbury, you'll find the Salisbury Interchange, providing easy public transport to the city, Hoyts cinemas, several restaurants, fast food outlets, pubs, medical clinics and TAFE SA, just to name a few. The Salisbury North Wetland with the Little Para River Linear Park is also in the local area providing a great place for general recreation and exercise along with Neales Green Reserve, just around the corner. Local schools include Salisbury and Salisbury Downs Primary Schools along with Salisbury High school and Paralowie R-12 School. This won't last long, so express your interest now and give us a call! Matt Ismaili - 0470 028. We look forward to meeting you at our open home! Year Built | 1964 Dwelling Size | 120sqm (approx.) Land Size | 704sqm (approx.) Frontage | 19.5m (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