

32-34 Douglas Road, Salisbury East, SA 5109



House For Sale

Wednesday, 3 April 2024

32-34 Douglas Road, Salisbury East, SA 5109

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 1448 m2

Type: House



Michael Janda



Adam Janda

0478087431

Current Bid: \$1,152,000

For sale by Openn Negotiation (flexible conditions online auction). The Openn Negotiation is underway and the property can sell at any time. Contact Michael Janda immediately to become qualified and avoid disappointment. Open to all buyers, including finance, subject to seller approval. Register online at openn.com.au Located conveniently in the rising and extremely sought after suburb of Salisbury East, this stunning basket range brick home situated on a whopping 1447sqm (approx) corner block presents a rare offering that is hard to find in today's market! Internally the home boasts quality, spacious and luxury living that other homes don't quite offer. The master bedroom benefits from built-in wardrobes, with all bedrooms featuring ceiling fans and a generous amount of space. Two living areas are on offer, with a separate dining room and spacious kitchen, ideal for the home chef. Towards the back of the home is the bathroom, laundry and pantry room, offering above standard space, highlighting the true quality of this home. Downlights can be found throughout the home, with a sky-light in the kitchen for natural light. Heating and cooling is catered for by a boxed air-conditioner in the dining area. For those hoping to secure a home with an open backyard, or with the potential to develop the block without losing the home, look no further! A fantastic sized paved entertaining area can be out the back of the home, which overlooks the spacious rear yard, perfect for celebrating life's finest moments. Two sheds are on offer, with the side block providing a substantial amount of space, perfect for those looking for additional car-parking or a space for caravans, boats etc...A single carport secured by a roller-door can be found, providing secure under-cover parking. Developers take note of the neighbouring properties that have been re-developed into new modern homes. Subject to development approval, there is the possibility of cutting the side block off, providing the opportunity to keep the existing dwelling and develop the side block into new dwellings. **WHAT WE LOVE:-** Massive corner allotment!- Stunning basket range brick style!- Spacious internal fit-out - Massive rear and side yard- Ideal location near all local amenities Nestled conveniently in the heart of Salisbury East, those looking for the ideal location will have their needs catered for. Schooling is catered for by Keller Road Primary, Gulfview Heights Primary, Tyndale Christian School & Salisbury East High. Multiple shopping options can be found nearby, with the newly opened District at Parafield Airport, Saints Shopping Centre and the Golden Grove Shopping Centre. A short walk away is the Para Hills West Soccer Club, as well as the local Foodland and Post Office along Northbri Avenue. Get in quick as rare opportunities like this DO NOT last and rarely come up for sale! **Specifications:** Land // 1447sqm (Approx) Build Year // 1963 Build Type // Solid Brick Council // Salisbury Zoning // General Neighbourhood Easements // NIL Council Rates // \$1765.55 per annum Water Rates // \$155.56 per quarter Rental Assessment // A written rental assessment can be provided upon request. **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). The Form 1 & Contract of Sale is viewable via the Openn Negotiation platform. Interested parties should make their own enquiries and obtain their own legal and financial advice. RLA 247 255