

# 32 Jacaranda Drive, Salisbury East, SA 5109

NOAKES  
NICKOLAS

## House For Sale

Tuesday, 14 November 2023

32 Jacaranda Drive, Salisbury East, SA 5109

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 585 m2**

**Type: House**



Jorden Tresidder  
0478727400



Matt Brook  
0490677015

## Best Offers By 4/12 (USP)

Best Offers By Monday the 4th of December at 1PM (Unless Sold Prior). Focusing on lifestyle living and future opportunity, this versatile home base is perfectly poised on a 585sqm allotment with public transport, quality schooling and shopping amenities at the ready. Surrounded by reserves, playgrounds and green space to perfectly complement its street address, the sturdily built c1966 residence is framed by flourishing front gardens and ample off-street parking within the double carport and extended driveway. Entering from the solid brick façade, you will find a mostly original interior, currently configured with three bedrooms and an eat-in kitchen, connecting to a spacious lounge with both air conditioning and heating units. The backyard is both ample in size and beautifully landscaped ready for every occupant to enjoy, whether you wish to remodel the current dwelling or clear the land and build a big family home with a swimming pool – this space is sure to please. Just outside your front boundary, you'll find all the shopping amenities you'll ever need within Saints, Parabanks and The Grove Shopping Centres, whilst a bus stop rests 400m away on Smith Road for an easy CBD commute. Within zoning for Salisbury East High and walking distance from Tyndale Christian School, Madison Park Primary and Kindergarten, along with popular Cobbler Creek Playground and Recreation Park, you'll be excited to start your new venture brimming with a lifestyle of recreation from Jacaranda Drive. Even more to love: - Excellent renovation & investment potential - Dual carport - Built-in robes to bedroom 1 & 2 - Split system air conditioning & heating - Undercover entertaining - Garden shed - Ceiling fan in the lounge room - Proximity to Lyell McEwin Hospital & Chidda train station - Just 30-minutes to both CBD & Barossa Valley

Land Size: 585sqm  
Year Built: 1966  
Title: Torrens  
Council: City of Salisbury  
Council Rates: \$1349.15  
PASA Water: \$153.70  
PQES Levy: \$111.20  
PA  
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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.