

33/6 Loades Street, Salisbury, SA 5108



Unit For Sale

Monday, 22 January 2024

33/6 Loades Street, Salisbury, SA 5108

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 60 m2

Type: Unit



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Best Offers By Monday 5th February 5:00PM (USP)

Situated in a quiet group with established gardens and trees, this solid brick, ground floor unit offers a fabulous entry level opportunity for home buyers on a budget, or a great investment offering high returns and consistent tenancy.

Homebuyers entering the market will quickly embrace the opportunity to purchase such a value packed first home, while shrewd investors will enjoy the easy 'rent-ability' and generous returns that this desirable location offers. Walk to Parabanks Shopping Centre, with shopping, entertainment and transport conveniently located only a casual stroll away, or utilize the Little Para River Linear Reserve for your daily exercise and relaxation. Salisbury High School is just across the road and Salisbury North Primary is within easy walking distance for the younger family. Waterloo Corner Playground, Salisbury Swim Centre and The Little Para Golf Course are all available for your outdoor recreation. The unit offers 2 generous bedrooms and an open plan living / dining with Upgraded kitchen adjacent. Both bedrooms are of good proportion. The kitchen provides functional amenities with a free standing gas stove, crisp white cabinetry, tiled splashbacks, laminate bench tops and ample pantry space. A freshly painted bathroom offers shower over bath and the convenience of laundry facilities, while a split system air conditioner ensures your year-round comfort. A single carpark space completes a very affordable entry level opportunity that is bound to appeal. Briefly:

- Solid brick ground floor unit
- 2 spacious bedrooms
- Both bedrooms of good proportion
- Solid brick construction
- Great opportunity for both homebuyers and investors
- Walk to Parabanks Shopping Centre
- Close to Salisbury Railway Station & Salisbury High School
- Open plan living / dining with kitchen overlooking
- Kitchen with free standing gas stove, crisp white cabinetry, tiled splashbacks, laminate bench tops and ample pantry space
- Bright bathroom with shower over bath and the convenience of laundry facilities
- Split system air conditioner
- Single carpark space
- Instant gas hot water service

Currently tenanted until April 2024 for \$300 per week Perfectly located close to all desirable amenities. Parabanks Shopping Centre including Hoyts Cinemas is nearby for a quality shopping experience along with Hollywood Plaza and the Aldi store at Parafield Gardens. The Salisbury Interchange is within easy walking distance providing public transport to the city and the north. The Salisbury North Wetland & Salisbury Swimming Centre with the Little Para River Recreational Reserve are also in the local area providing a great place for outdoor entertainment and exercise, along with the Penfield Golf Club, the Little Para Golf Course and the Salisbury Football Club. Unzoned local primary schools include Salisbury Primary School, Bowden Brompton CS Northern, Salisbury North R-7, Elizabeth Vale & Brahma Lodge Primary. The zoned secondary school is Salisbury High School. Local private education can be found at Temple Christian College, Bethany Christian School, Tyndale Christian School & Thomas More College. Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign. Property Details: Council | Salisbury Zone | GN - Neighbourhood \\ House | 60sqm (Approx.) Built | 1974 Council Rates | \$TBC pa Water | \$TBC pa ESL | \$TBC pa