

**35 Plough Street, Salisbury North, SA 5108**

**House For Sale**

Tuesday, 14 May 2024



35 Plough Street, Salisbury North, SA 5108

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 375 m2**

**Type: House**



David Philpott  
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**\$490,000 - \$530,000**

Boasting new carpets and freshly painted throughout, this 2008 built courtyard home is ready and waiting for its next chapter! Sitting on a low maintenance and manageable block of 375sqm and located in an area that has undergone substantial redevelopment, this opportunity is well suited to those looking to move into their first home. Immediately upon entry, you are welcomed into the well sized open plan and entertaining zone of the home. Ample space for living and dining has been provided for and is overlooked by the well-planned kitchen featuring under bench oven, gas cooktop and dishwasher. The backyard is easily accessed through the sliding door where your scope of works is only limited by your imagination. The back portion of the home is allocated to the three bedrooms, the master featuring a walk-in robe plus built-in robes are in the remaining two. All rooms are serviced by the well positioned, family bathroom which includes a shower, bath, cupboard space, and separate toilet. FEATURES TO NOTE: - Brand new carpets & freshly painted throughout- New window furnishings- Well proportioned, open plan living area- Walk-in robe to master plus built-in robes to bedrooms 2 & 3- Split system heating and cooling- Additional storage cupboard in the passage- Well sized laundry with direct yard access- Automatic roller shutters to the front and master bedroom windows- Great yard space to be kept low maintenance or ready for a transformation- Single garage An impressive location for those looking for all services and amenities to be nearby. Perry playground is 150m away and larger greenspace of Lake Windemere and its playground is just a 2-minute walk. Drakes Supermarket is located on Whites Road along with a variety of take away shops and the Whites Road Medical Centre. Public transport is also easily accessed on Whites, Diment, and Waterloo Corner Roads. SPECIFICATIONS: CT // 5917/338 Zoning // General Neighbourhood Land // 375sqm Built // 2008 Council // City of Salisbury Council Rates // \$1,332.50pa SA Water // \$153.70pq + usage ESL // \$98.45pa Estimated Rent // Written assessment provided upon request DB Philpott Real Estate is proud to service the local area and if you are thinking of selling, give us a phone call to arrange a free no obligation market opinion. If a land size is quoted it is an approximation only. You must make your own enquires as to this figures accuracy. DB Philpott does not guarantee the accuracy of these measurements. All development enquires and site requirements should be directed to the local govt. authority. Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice. RLA 46442