

4/24-26 Fleet Street, Salisbury, SA 5108



Sold Townhouse

Wednesday, 6 March 2024

4/24-26 Fleet Street, Salisbury, SA 5108

Bedrooms: 3

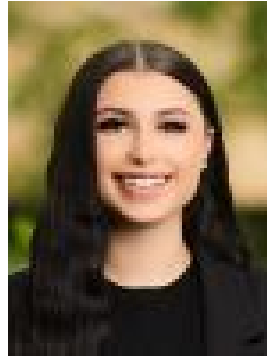
Bathrooms: 1

Parkings: 2

Type: Townhouse



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\$449,000

Ray White Salisbury is proud to present 4/24-26 Fleet Street Salisbury. THE LOCATION: Nestled just off Salisbury Highway, this residence provides a seamless connection to both the inner Northern Suburbs and the Adelaide CBD, ensuring everything is a convenient travel within a 25km distance. A mere 5-minute stroll leads you to Salisbury train station and the vibrant Salisbury town centre. Parabanks shopping centre, Hoyts cinema, and various fast-food outlets await your exploration. Hollywood Plaza, Elizabeth City Centre, and Tea Tree Plaza are all easily accessible by a short drive, offering a diverse array of shopping and entertainment options. The Lyell McEwin Hospital, along with the Central Districts Private Hospital and Pro Health Care NorthWest, ensures health care is within easy reach. Education needs are also well catered to, with the UniSA campus at Mawson Lakes approximately 8 minutes away. Families will appreciate the proximity to esteemed schools, including Kings Baptist Grammar School, St Augustine's Parish School, Salisbury Primary and High, and Tyndale Christian School. Additionally, nature enthusiasts will appreciate the surroundings of the Para Wirra walking trail connecting you throughout Salisbury to major parks and reserves, including Carisbrooke Park, Harry Bowey Reserve, and more. Enjoy the convenience of a well-connected and vibrant neighbourhood, offering a diverse range of amenities for every aspect of daily life. THE RESIDENCE: This neat and tidy low-maintenance home is nestled in a small townhouse community, making it perfect for young families, or a set and forget investment opportunity with a rental return of \$420 - \$450 per week. The manageable strata fees of only \$230 per quarter add to the appeal, plus a 6.6kw Solar System also helps to reduce the cost of living. GROUND LEVEL The secure carport with an automatic roller door ensures hassle-free and protected vehicle parking. Through to the interior, modern timber laminate floors flow seamlessly throughout the spacious living room, kitchen, and dining areas. The well-equipped kitchen boasts ample cabinetry, state-of-the-art stainless steel appliances, a gas cooktop, and rangehood. An island bench provides breakfast bar-style seating, ideal for morning routines. The dining space features a split system air conditioner for year-round comfort. Also on the ground level, you'll find a convenient powder room and laundry. UPPER LEVEL Heading upstairs, you'll be greeted by lush carpeting, a linen cupboard, and a study nook. Three well-sized bedrooms, all with ducted air conditioning, complete the home. The Master bedroom is an extremely generous 5.6 x 4 meters in size and features a built-in robe. The bathroom has a thoughtful two-way design, serving as an ensuite for the Master and providing convenient access for the other two bedrooms. A separate toilet adds to the overall convenience. OUTDOORS Both the dining room and laundry provide rear yard access. Step outside to the pergola and the low-maintenance yard, featuring a sleek combination of paving, faux lawn, and neatly landscaped garden beds. This outdoor space is an ideal spot for entertaining guests and hosting family BBQs. The yard also includes a council-compliant rainwater tank and clothesline. FEATURES: • Rainwater Tank and Clothesline • Rental Appraisal \$420-\$450 per week • Secure Carport with Automatic Roller Door • Cost Efficiency with Low Strata Fees and Solar Panels • Low-Maintenance Outdoor Space with an Entertaining Area • Two-Way Bathroom Design for Master Bedroom Convenience • Extremely Generous Sized Master Bedroom With a Built-In Robe • Ducted Air Conditioning to Bedrooms Plus a Split System Downstairs • Well-Connected Location with Easy Access to Main Roads, Public Transport and Amenities Don't miss out on this opportunity to own in Salisbury, all enquiries welcome. Regarding price. The property is being offered to the market by way of Auction. We will supply recent sales data for the area which is available upon request via email or at the open inspection. Disclaimer: Every care has been taken to verify the correctness of all details used in this advertisement. However, no warranty or representation is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for errors or omissions. Prospective purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the contract of sale