

4 Armagh Crescent, Salisbury Downs, SA 5108



House For Sale

Wednesday, 14 February 2024

4 Armagh Crescent, Salisbury Downs, SA 5108

Bedrooms: 6

Bathrooms: 2

Parkings: 8

Area: 940 m2

Type: House



Sadeq AlKhalidi
0861871302



Craig Stirna
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Auction On-Site Saturday 2nd March 5:00PM (USP)

Perfectly positioned on a roaming 940sqm allotment holding one title, this solid c1968 residence grants a significantly remodelled three-bedroom footprint, along with an additional self-contained and stylish two-bedroom and study/3rd bedroom dwelling. Located within walking distance to the shopping amenities of Hollywood Plaza, quality schooling and public transport, owner occupiers and investors alike will love the vast potential this property offers - sure to be a versatile home base for growing families, an in-demand investment, or opportunity to setup your business from home. The modern main residence welcomes with a spacious and open plan living/ dining and sleek kitchen - boasting plenty of natural light stemming from the skylight above, as well as a built-in tv cabinet, air-conditioning unit and quality cooking appliances. Three bedrooms are carpeted underfoot to keep your nights warm and cosy, headlined by a generous and air-conditioned master also featuring built-in robes. Adding an extremely rare layer of extra flexibility, the self-contained 'granny flat' is a house within itself - combining two bedrooms, spacious living area, well-appointed kitchen, contemporary bathroom and a 3rd bedroom/home office to grant the perfect working-from-home formula or lucrative rental opportunity. Even more to love:

- Two flexible & self-contained footprints
- Solar panels to both dwellings
- Both garage & carport behind roller doors
- Secure front gates
- Dishwasher
- Additional 3rd separate toilet
- Easy-care floating floors & plush carpets
- Multiple air conditioning units
- Double glazed windows
- Undercover entertaining
- Easy-care backyard
- Zoned for Parafield Gardens High
- 700m from Salisbury Downs Primary
- Walking distance to bus stop, Hollywood Plaza, Chidda train station and Salisbury West Playground & Sports Club

Just 30-minutes to the CBD

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

RLA 322799 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 | City of Salisbury Zone | GN - General Neighbourhood \\ Land | 940sqm (Approx.) House | 242sqm (Approx.) Built | 1968 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa