

4 Leitrim Street, Salisbury Downs, SA 5108



Sold House

Thursday, 17 August 2023

4 Leitrim Street, Salisbury Downs, SA 5108

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 770 m2

Type: House



Rick Schultz
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Rocco Monteleone
0433677600

\$558,500

Rick Schultz and Rocco Monteleone from Ray White Port Adelaide/Largs Bay are pleased to present to the market this exceptional investment and development opportunity in Salisbury Downs! Here presents an opportunity that astute investors and visionary developers won't want to miss. With a generous 27.43m (approx.) frontage and sprawling across an approximate 770m² allotment, this property beckons you to explore its boundless potential. Imagine the possibilities with the large frontage and spacious allotment - subdivide and create 2 distinct properties (subject to planning consent). A seamless opportunity to maximise returns while enriching the local community with thoughtfully designed homes. Currently, this property boasts a steady income stream, tenanted for \$370 per week on a periodic lease. Enjoy immediate rental returns while you plan and execute your strategic development venture. An excellent option for investors seeking stable returns. FEATURES INCLUDE: *Wide frontage and large allotment* Updated kitchen with stainless steel appliances including gas cooktop and electric oven* 3 spacious bedrooms, master with built-in robe* Polished timber floorboards* Reverse cycle split system air-conditioning* Lockup carport* Rear verandah* Large rear yard and double shed* Rainwater tank Transform your investment portfolio with this strategic acquisition. Your financial future will thank you as the property's potential transforms into tangible success. This enticing real estate offering won't wait forever. The clock is ticking, and the possibilities are endless. Whether you're an astute investor, an innovative developer, or an individual ready to embark on a rewarding real estate journey, this property has something extraordinary to offer. Don't just dream - take action and turn your visions into reality. Contact Rick Schultz on 0468 616 740 or Rocco Monteleone on 0433 677 600 to explore this remarkable family home in Salisbury Downs and seize the opportunity that awaits! Salisbury Downs is a suburb located in the City of Salisbury, Adelaide, South Australia. The suburb is bordered by Kings Road, the Little Para River, Burton Road, Spains Road and the Gawler railway line. ***Regarding price. The property is being offered to the market by way of Auction, unless sold prior. At this stage, the vendors are not releasing a price guide to the market. The agent is not able to guide or influence the market in terms of price instead providing recent sales data for the area which is available upon request via email or at the open inspection*** "The vendor statement may be inspected at 129 Port Road, Queenstown for 3 consecutive days preceding the auction and at the auction for 30 minutes before it starts." To place an offer on this property, please complete this Letter of Offer form <https://forms.gle/WehvGVwwpn7gUvjQ7> Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement.