

**41 Eliza Street, Salisbury, SA 5108**

**House For Sale**

Tuesday, 28 May 2024

41 Eliza Street, Salisbury, SA 5108

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 932 m2**

**Type: House**



Mark Lloyd  
0882854777



Marie Fabian  
0421205578

## **Auction 11am Saturday 15th June On site**

Team Lloyd and Harris North are proud to present 41 Eliza Street, Salisbury to the market – Welcome to this spacious and versatile family home situated on a huge 932 sqm (approx.) block, located in the heart of Salisbury. This fabulous solid brick residence offers an abundance of space with the potential for future redevelopment (subject to council consent). Upon entering the property, the automatic sliding gate provides a stylish and secure entrance with lock up & secure front yard. Inside the home, you'll find a large formal lounge room to the front of the home which leads through the meals area & practical kitchen with electric stove & dishwasher. To the rear of the home is a huge family room, perfect for large gatherings and entertaining family & friends whilst the large 4th bedroom could also double as a retreat or even be made into an additional bedroom if you're looking for space. The other 3 bedrooms are all located to the front of the home and are generous in size. The updated main bathroom and separate toilet are centrally located in the home making it convenient for everyone. There's plenty of room on the outside here with a huge shed which has been converted in a large rumpus room/mancave and workshop to the rear. Outside also boasts plenty of room for a caravan or boat with loads of off-street parking including a lock up carport with auto roller door. Additional features include: Automatic roller shutters to the front of the home Gas instant adjustable hot water Ducted evaporative cooling 4 x RC split system air conditioners Gas heater 19.25m frontage Remote front gate with app control Situated in a fantastic location, this property is perfect for families looking for space and potential. Don't miss this opportunity to secure a home that combines practicality, comfort, and future possibilities. Call Mark Lloyd on 0414 687 754 or Marie Fabian on 0421 205 578 to register your interest today. Specifications: CT / 5631/11 Council / Salisbury Zoning / GN Built / 1963 Land / 932m<sup>2</sup> (approx) Council Rates / \$1698.95pa Emergency Services Levy / \$129.30pa SA Water / \$153.70pa Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Salisbury Downs P.S, Salisbury P.S, Salisbury North P.S, Riverdale P.S, Paralowie School, Salisbury H.S Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 330069