

44 Warringa Street, Salisbury Plain, SA 5109



House For Sale

Tuesday, 21 May 2024

44 Warringa Street, Salisbury Plain, SA 5109

Bedrooms: 3

Bathrooms: 1

Parkings: 6

Area: 544 m2

Type: House



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Best Offer By 4.6.24 - USP

The dedicated Team McDevitt from Ray White Walkerville is thrilled to introduce this fantastic opportunity to the market. Conveniently situated near schools, shopping centres, parks, and more, this family home embodies the epitome of convenient living in the heart of Salisbury Plain. This is a great opportunity to add a brilliant property to your investment portfolio. *Currently tenanted at \$520 per week until February 2025, with a potential to increase in the future, you'll find that this type of investment is a great long-term option!*The layout boasts three bedrooms, each featuring built-in robes and convenient access to the updated main bathroom with a bath and separate toilet. The spacious kitchen, equipped with a gas cooktop and a generous island bench, seamlessly connects to the lounge room. Additional living space adjacent to the kitchen adds versatility to the layout. The open-plan living and dining area effortlessly extends to the large covered entertaining, ideal for hosting guests. There's also a grassed area perfect for the family pet, along with low-maintenance gardens and a four-car carport. For DIY enthusiasts, a double garage complete with power, lighting, and a workbench add to this feature packed property.

What we think is great about this property:

- Gas instant hot water
- A solid steel frame construction
- Hard flooring throughout the home
- Security screens to windows and doors
- Bonaire ducted evaporative air-conditioning
- A combustion fireplace, plus ceiling fans throughout most of the home
- Stamped concrete floor under a flat-roof verandah
- Fully fenced yard
- NBN connected to property
- Brilliant investment property, already tenanted on a fixed term lease

For families, you won't have to travel far to access all the services and amenities you need. The Hennett Park reserve is only a short walk away, while a host of schools including St Augustine's Parish and Salisbury Primary School are no more than a 5-minute drive. The Parabanks Shopping Centre is also just a short drive away, offering major retail stores, dining options and the local movie theatre. If you need to commute, it's just a 30-minute drive to the Adelaide CBD (approx).

More information;

Built | Circa 1974
Land | 544m² approx.
House | 139m² approx.
Council | City of Salisbury
Rates | \$1,800.00 per annum approx.
CT | 5325/271
Market Rental Estimate | \$580 - \$600 per week approx.

For more information, inspection times, or to make an offer don't hesitate to get in touch with our agents!
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