

# 5 Farnham Avenue, Salisbury North, SA 5108

## Sold House

Thursday, 17 August 2023

5 Farnham Avenue, Salisbury North, SA 5108

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 746 m<sup>2</sup>**

**Type: House**

**\$435,000**

Ben Gow and Harcourts Sergeant welcome you to 5 Farnham Avenue, Salisbury North. This freshly updated, semi-detached, 1962 built home is the perfect place for you to call home. Situated on a large 746sqm (approx.) block, across from a park – enjoy the peace and quiet of your new home. As soon as you step foot into the home, you'll notice the hardwood flooring, freshly painted walls and neutral tones throughout making it easy to imagine how modern style living would just work. Moving through the living, find yourself in the dining and kitchen – a clever design that makes it easy to live everyday life and entertain. The contemporary themed, updated kitchen has everything you need including an electric cook top, oven, dishwasher, range-hood, double sink and loads of bench and cupboard space including overheads – sure to impress the new homeowners. Comprising of 4 good sized bedrooms, this home gives you the comfort you desire. The renovated main bathroom is easily accessed from anywhere in the home and features a shower, vanity and bath. The home also features:

- Freshly painted throughout
- New 6.6kw solar system.
- Split system air-conditioning.
- Outdoor entertaining with verandah.
- Laundry with direct access out back.
- Separate toilet.
- BIR's in bedroom 1, 3 + 4.
- Ceiling fans in bedrooms 1, 3 + dining.
- Large shed.
- Sizeable backyard.
- Carport parking up to 2 cars.

Close to all desirable amenities, with a choice of shopping centres within 5kms this home demands your attention. The shopping centres include Parabanks Shopping Centre, Hollywood Plaza and Elizabeth Shopping Centre which will fulfill all your needs and desires. Salisbury is just minutes away along with medical centres and hospitals including Lyell McEwin and Calvary, and that's just the beginning. You'll be surrounded by several public or private schools including kindergartens, primary and high schools such as Salisbury Primary and High School, Salisbury North Primary, St Augustine's Parish School, and Paralowie R-12 just to name a few. For recreation, general exercise and for the kids to burn some energy find yourself surrounded with reserves including Pittman Park, as well as walking trails such as Little Para Trails, sporting clubs such as the Salisbury North Football Club and both the Salisbury and Elizabeth swimming centres. With public transport, the Salisbury Interchange, and a bus stop just down the road, it doesn't get any better than this! Don't miss out and call us for more information - Ben Gow on 0490 532 738. We look forward to meeting you at our open home.

Year Built | 1962  
Land Size | 746sqm (approx.)  
Dwelling Size | 124sqm (approx.)  
Council | Salisbury  
Rental Return | \$380-\$420pw

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 the Harcourts Sergeant office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 257454