

51/6 Loades Street, Salisbury, SA 5108



Unit For Sale

Friday, 8 March 2024

51/6 Loades Street, Salisbury, SA 5108

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Krish Gajera
0425132642

\$265,000-\$280,000

Are you ready to embark on the exciting journey of homeownership? Look no further! Krish Gajera, proudly represented by eXp Realty and ranked among South Australia's Top 10 agents in both 2023 and 2024 by Rate My Agent, is here to guide you every step of the way. Property is currently Tenanted for \$375/week until 17/10/24. Welcome to an exceptional opportunity to secure your slice of Salisbury living in this delightful two-bedroom unit, proudly presented by Krish Gajera and Misal Patel from Exp Realty. Nestled within the heart of Salisbury, this 1974 solid brick residence offers a perfect blend of comfort, convenience, and potential for investors, downsizers, or those stepping into the realm of homeownership.

A Timeless Residence with Modern Comforts Step into this inviting abode and be captivated by the spacious open-plan lounge and dining area. Illuminated by natural light, this welcoming space is equipped with an air-conditioning wall unit, ensuring comfort all year round. The roomy layout provides ample space to unwind, entertain, and create lasting memories.

Effortless Culinary Experiences in the Tidy Kitchen The heart of the home, the neat kitchen, beckons with a gas cooktop, gas oven, and generous bench space. Whether you're a seasoned chef or just starting your culinary journey, this kitchen is designed for both functionality and style. Prepare delicious meals with ease and enjoy the convenience of a well-appointed cooking space.

Serene Bedrooms and Refreshed Bathroom Venture into the left wing of the residence, where two generously sized bedrooms await. Both rooms offer peaceful retreats, and their close proximity to the rejuvenated bathroom, toilet, and laundry provides utmost convenience. A harmonious blend of form and function, this living space has been thoughtfully designed for comfortable living.

Balconies, Views, and Fresh Air Indulge in the luxury of not one but two balconies – one at the front and one at the rear – offering the perfect spots to bask in fresh air and panoramic views. Immerse yourself in the tranquil surroundings, creating outdoor spaces that seamlessly extend the living experience of this charming unit.

Location Perfection - Salisbury at Your Doorstep Positioned within walking distance to the heart of Salisbury, this property places you in proximity to the best local facilities. Explore the nearby Little Para River, parks, and reserves, where tennis courts and an outdoor swimming pool await for your enjoyment. Parabanks Shopping Centre, Gawler Street shops, and cafes are a short stroll away, ensuring that every convenience is at your fingertips.

Convenient Transport Access Benefit from easy access to public transport with both bus and train services nearby. Simplify your daily commute and explore the greater Salisbury area effortlessly, making this unit an ideal choice for those seeking convenience and connectivity.

Outstanding Property Features Front and rear shared balconies for enhanced outdoor living
Air-conditioning in the open-plan living area
Carpeted throughout for warmth and comfort
Security screens on front and back doors for peace of mind
Solid Brick home
Gas cooking

Your Expert Guides - Krish Gajera and Misal Patel

Your Gateway to Salisbury Living Awaits

Important Details: Year Built: 1974 (approx) Land Size: To be advised Frontage: 7.8m (approx) Zoning: GN-General Neighbourhood Local Council: City of Salisbury Council Rates: \$1,167.42 pa (approx) Water Rates (excluding Usage): \$614.80 pa (approx) Es Levy: \$73.55 pa (approx) Estimated Rental: \$260-\$280pw Title: Strata Title 5049/665 Strata Rates: \$500 pq (approx) Easement(s): Nil Encumbrance(s): Nil Internal Living: 59.7sqm (approx) Construction: Solid Brick Gas: Connected RLA 300 185/ RLA 313 008

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