

# 59 Porter Street, Salisbury, SA 5108



## House For Sale

Thursday, 16 November 2023

59 Porter Street, Salisbury, SA 5108

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 421 m2**

**Type: House**



Will Fitridge  
0423479866

**\$400k**

Auction Thu, 30th Nov - 6.30pm (usp) Under instructions from Public Trustee. A fantastic opportunity to secure an investment, first home or family home in a quiet location. This 2-3 bedroom home allows plenty of room to entertain with two living areas, separate dining room, large kitchen and well sized rear yard with shed and garage. Nestled on a dead-end road, this property, spanning approximately 420sqm of land, beckons with potential for thoughtful renovation and tender care. Features we love: -Two large bedrooms both with built in robes -Third bedroom or study -Main bathroom with bath, shower and separate toilet -Front lounge room open to dining area and kitchen -Rear entertaining area with split-system air-conditioner over looking manicured garden and shed -Rear verandah -Long carport with room for 2-3 cars -Ducted reverse cycle air-conditioning -Separate laundry with plenty of cupboard space This great home is delightfully nestled within close proximity to a variety of valuable amenities. Down the road you will find Parabanks Shopping Centre which features a wide selection of shopping options, Coles and Woolworths to cater for your weekly groceries, as well as an array of beautiful cafes and restaurants. Harry Bowey Reserve, Pioneer Park and Pitman Park are just a few of the stunning parks and reserves in the area allowing you to embrace the outdoors. Lyell McEwin Hospital, Calvary Central Districts Hospital, quality schools and local bus stops are also conveniently positioned close by to the home. Certificate of Title - 5708/342 Council - Salisbury Zoning - GN - General Neighbourhood Year Built - 1984 Land Size - 421m<sup>2</sup> approx Total Build area - 216sqm approx Council Rates - \$1,232.55 pa SA Water Rates - \$153.70 pq Emergency Services Levy - \$105.90 pa Ouwens Casserly - MAKE IT HAPPEN™ RLA 286513