

6 Arnhem Court, Salisbury Downs, SA 5108



House For Sale

Thursday, 14 March 2024

6 Arnhem Court, Salisbury Downs, SA 5108

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 810 m2

Type: House



Sadeq AlKhalidi
0861871302



Lauren Jeffries
0448155143

Auction On-Site Weds 27th March 7:30PM (USP)

Presenting the solid and versatile three-bedroom c1982 house on an 810sqm allotment, this sturdy residence has undergone significant improvements to provide a welcoming home base, astute investment or future development project. Entering a large living room, you'll find connection to a flexible dining or second lounge, central to a remodelled kitchen boasting all-in-one gas cooker, stainless-steel rangehood and ample bench space. Each of the three bedrooms centrally access an updated main bathroom, featuring a separate bath, toilet and marble-look tiles to bring a modern aesthetic. Sliding doors connect to a porch and encompassing backyard, offering both a huge amount of space and potential as a blank canvas for eventual landscaping, play domain for kids and pets, or even that swimming pool you've always dreamt of. Side gates provide plenty of off-street parking for family vehicles, along with a safe space to store a trailer, caravan, boat or similar recreation equipment. Offering subdivision capabilities (STCC), you can choose to reside in or rent out the home whilst you make big plans to rebuild or split in two. With Hollywood Plaza, Europa Medical Centre, Parafield Train Station and First Things First café on your doorstep, you'll love the convenient lifestyle on offer from Arnhem Court... Even more to love:

- Huge 810sqm (approx.) allotment
- Ample off-street parking
- Freshly painted throughout
- Downlights to living areas
- Split system R/C air conditioning
- Ceiling fans
- 150m to bus stop
- Zoned for Parafield Gardens High
- Walking distance to Thomas More College, Riverdale Primary & The Pines Primary
- Just 30-minutes to both CBD & Barossa Valley

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

RLA 322799 Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details: Council | SALISBURY Zone | GN - General Neighbourhood Land | 810sqm (Approx.) House | 119sqm (Approx.) Built | 1982 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa