

**6 Coscia Avenue, Salisbury North, SA 5108**



**House For Sale**

Thursday, 30 May 2024

6 Coscia Avenue, Salisbury North, SA 5108

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 720 m2**

**Type: House**



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**AUCTION: (\$440,000) Saturday 15/06/24 at 2:30pm**

Auction Location: on site"UNDER INSTRUCTIONS FROM THE PUBLIC TRUSTEE"Welcome to 6 Coscia Avenue, Salisbury North - a delightful property built in 1976, offering comfort, convenience and low-maintenance living. This charming residence is ideally positioned on a corner allotment, providing ample space and privacy.This home features three bedrooms, master bedroom & kitchen/meals area with ceiling fans, living, dining, original bathroom and abundance of light, perfect for those entry level first home buyers or savvy investors. The home is well designed for functionality and ease, while the spacious secure one-car garage and carport provides safe and convenient parking. The cozy living area is ideal for relaxing and entertaining guests, creating a welcoming atmosphere for friends and family.The low-maintenance garden is perfect for those who want to enjoy outdoor living without the constant upkeep. The extra space and privacy provided by the corner allotment make this property stand out in the neighbourhood.This property is ideal for first-home buyers, downsizers, or investors looking for a solid and low-maintenance home. The combination of a spacious corner allotment, easy-care garden, and practical living spaces makes this a standout choice.Don't miss out on the opportunity to make 6 Coscia Avenue your new home. Contact us today to arrange a viewing and experience the charm and convenience for yourself!AUCTION: Saturday 15th June at 2:30pm, on site.(\$440,000)CT: Volume 5530 Folio 504Council: City of SalisburyCouncil Rates: \$1,249.20 per annum (approx)Water Rates: \$153.70 per quarter (approx)Land Size: 720 square metres (approx)Year Built: 1977 (approx)LJ Hooker Kensington | Unley provide a service called Auction Pay which allows you to pay your deposit online, on the spot at Auction, rather than having the hassle of arranging payment by cheque. Please contact Sam Hooper to find out more about this service.The Vendor's Statement (Form 1) will be available for perusal by members of the public:-(A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.