

6 Ludwig St, Paralowie, SA 5108



House For Sale

Tuesday, 2 April 2024

6 Ludwig St, Paralowie, SA 5108

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 611 m2

Type: House



David Philpott
0883435600



Benjamin Philpott
0883435600

\$497,500 - \$542,500

Welcome to your new abode in Paralowie! This charming home is perfect for the first home buyers, growing families, or investors. Inside the home, fresh paint and revamped spaces offers new beginnings with two separate living areas, a spacious dining adjacent the kitchen area and three accommodating bedrooms with the master offering built-in robes. Ducted air-conditioning and a gas heater ensure year-round comfort. Outdoors, there is room for outdoor entertaining, an abundance of off-street parking with the carport and secure garage, two tool sheds for additional storage plus plenty of room to create your unique sanctuary making this home ideal for the expanding family. The Pines Reserve is located mere meters away as is the local Drakes supermarket yet at short drive will have you at Springbank or Hollywood Plaza. Take advantage of the affordable housing market in the northern suburbs and be part of the thriving community in Paralowie. Don't miss out on this opportunity! SPECIFICATIONS: CT // 5503/954 Zoning // General Neighbourhood (GN) Land // 611sqm (approx.) Built // 1976 Council // City of Salisbury Council Rates // \$1,465.70 per annum SA Water // \$153.70 per quarter + usage ESL // \$116.50 per annum Estimated Rent // Written assessment provided upon request DB Philpott Real Estate is proud to service the local area and if you are thinking of selling, give us a phone call to arrange a free no obligation market opinion. If a land size is quoted it is an approximation only. You must make your own enquires as to this figures accuracy. DB Philpott does not guarantee the accuracy of these measurements. All development enquires and site requirements should be directed to the local govt. authority. Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice. RLA 46442