

# 6 Vienna Place, Salisbury Downs, SA 5108

## Unit For Sale

Tuesday, 14 May 2024

6 Vienna Place, Salisbury Downs, SA 5108

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 398 m2

Type: Unit



Mark Lands  
0402209563



Tyson Benbow  
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## \$450,000 - \$490,000

This wonderfully presented courtyard home is positioned in a family friendly location, a stones' throw from Amsterdam Reserve. Featuring two good sized bedrooms, a lovely open plan dining and living room as well as a low maintenance backyard, this property appeals to a range of buyers and is waiting for you to make it yours! Delightfully nestled down a quiet court, this great property is within close proximity to a range of valuable amenities. Parabanks Shopping Centre and Hollywood Plaza are short driving distances away and offer an array of shopping, dining and entertainment options. Beautiful parks and reserves are close by, allowing you to embrace the outdoors and Chidda train station is up the road for your convenience. The quality education options nearby include Thomas More College, Salisbury Primary School and Parafield Gardens High School. More to love: > Upon entrance to the home, you are greeted by a lovely, open plan living and dining room which offers a ceiling fan, a split system air conditioner and a skylight, perfect for spending time with friends and family. > The immaculate kitchen comprises a gas cooktop, a dishwasher, a double sink and ample cabinetry. > Two good sized bedrooms, both equipped with built-in robes and ceiling fans. > Step outside to the neat, low maintenance backyard where you will find an undercover entertaining area, perfect for dining outdoors with loved ones. > Neutral bathroom which offers a shower, a bath, a vanity with cabinetry and a toilet. > The laundry includes a linen press and valuable external access. > Rear powered shed for your convenience. > Rainwater tank. > Built-in cupboard positioned centrally within the home. > Carport with undercover parking for one vehicle. Details: Certificate of Title | 4510 / 991 Title | Torrens Title Year Built | 1987 Land Size | 398 sqm approx Frontage | 8.1 meters approx Cooktop | Gas Council | City of Salisbury Council Rates | \$TBA pa Water Rates | \$TBC pq All information provided has been obtained from sources we believe to be accurate. However neither the agent or vendor guarantee this information and we accept no liability for any errors or omissions. All interested parties should seek their own independent legal advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at Lands Real Estate's office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 1609.