

63 Natalie Avenue, Salisbury, SA 5108

Residential Land For Sale

Thursday, 25 April 2024



63 Natalie Avenue, Salisbury, SA 5108

Area: 458 m2

Type: Residential Land



Mike Lao

0882811234



Brendon Ly

0447888444

\$299,000 - \$328,000

To submit an offer, please copy and paste this link into your browser:

[https://www.edgerealty.com.au/buying/make-an-offer/Mike Lao, Brendon Ly and Edge Realty RLA256385](https://www.edgerealty.com.au/buying/make-an-offer/Mike%20Lao,%20Brendon%20Ly%20and%20Edge%20Realty%20RLA256385) are proud to present to the market an outstanding opportunity to buy, build and secure your future on 63 Natalie Avenue, Salisbury. This 458sqm approx. land is tucked away down a shared driveway, ensuring added privacy and tranquility. Situated off the main street, it provides the perfect canvas to build your next family home in the thriving region of Salisbury. With a generous 24m approx. width and 12.9m depth, this land offers ample space for creative floorplan options, allowing you to design the perfect living space for your family's needs and already has a rainwater tank and shed included. Eligible buyers can benefit from the \$15,000 First Home Owners Grant and Stamp Duty First Home Buyer Relief, making this an unmissable chance for first-time homeowners to take that significant step onto the property ladder. Capitalise on the existing owner's hard work with subdivision and building approvals already granted. First home buyers will appreciate the affordability and potential for growth in this up-and-coming suburb. Investors will see the opportunity to capitalize on Salisbury's rising property market and secure a valuable asset for the future in close proximity to major amenities, infrastructure and services. A life of convenience is assured with the central location placing you within easy reach of everything you could ever need. The kids can walk to Roper Street Reserve, it's only a few minutes to the local childcare centre, local bus stop and the Paralowie R-12 School is within easy reach. A 3-minute drive will take you to Hollywood Plaza while the retail hub of Salisbury with shops, cafes and the local library, is only 5 minutes away. If you work in the city, you can be in the Adelaide CBD within 30 minutes to ensure complete convenience. Whether you are looking to build your first home or develop and add to your investment portfolio, Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 for more information! Land Size / 458sqm (approx - sourced from Land Services SA) Zoning / GN-General Neighbourhood Local Council / City of Salisbury Council Rates / \$1,563.85 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$35.15 pa (approx) Title / Torrens Title 6296/910 Easement(s) / Nil Encumbrance(s) / Nil For additional property information such as the Certificate Title, please copy and paste this link into your browser:

<https://vltre.co/bT28Uj> If this property is to be sold via Auction, the Vendors Statement (Form 1) may be inspected at the Edge Realty Office at 4/25 Wiltshire Street, Salisbury for 3 consecutive business days prior to the Auction and at the Auction for 30 minutes before it starts. Want to find out where your property sits within the market? Receive a free online appraisal of your property delivered to your inbox by entering your details here:

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