

# 7 Winzor Court, Salisbury, SA 5108

**HARRIS**

## House For Sale

Wednesday, 12 June 2024

7 Winzor Court, Salisbury, SA 5108

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 740 m2**

**Type: House**



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**\$579k-\$629k**

Andrew Farnworth and Harris Real Estate proudly present 7 Winzor Court, Salisbury, a charming home offering comfort and potential on an expansive 740sqm (approx) easement free corner block. This property is ideal for families, investors, or those seeking a spacious living environment with future possibilities. Step into the formal lounge, where timber floors and split system air-conditioning create a cozy and inviting atmosphere, perfect for relaxing with loved ones. The charming kitchen is equipped with a gas cooktop, oven, and ample bench and cupboard space, delighting the chef of the home with delightful views over the vast rear yard. Down the hallway, you'll find three well-appointed bedrooms, with the master featuring a ceiling fan for added comfort. All three bedrooms share convenient access to the bathroom, which includes a bath/shower combo. For added convenience, a separate toilet is located off the laundry. Outside, the property continues to impress with a secure carport behind gated access, providing housing for multiple cars, along with an additional garage for extra storage or a workshop. The huge rear yard offers plenty of space for children and pets to play, or for potential future development (STCC). Located in a family-friendly neighborhood, 7 Winzor Court is close to local amenities. You are within walking distance of the train station, bus stops, Hollywood Plaza Shopping Centre, Parabanks Shopping Centre, parks, schools and medical facilities for the ultimate living destination. This home offers a wonderful opportunity to enjoy spacious living in a convenient location. Don't miss the chance to make this delightful property your own. Contact Andrew Farnworth today for more information or to schedule an inspection.

Specifications: CT / 5635/769 Title / Torrens Title Easements / Nil Council / Salisbury Zoning / GN Built / 1964 Land / 740m<sup>2</sup> (approx) Council Rates / \$1,282.55pa Emergency Services Levy / \$108.20pa SA Water / \$296.80pq Estimated rental assessment / \$480 - \$530 per week / Written rental assessment can be provided upon request

Nearby Schools / Salisbury P.S, Salisbury North P.S, Salisbury Downs P.S, Riverdale P.S, Brahma Lodge P.S, Salisbury H.S, Kurna Plains School

Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 330069