

**9 Statham Avenue, Salisbury East, SA 5109**

**House For Sale**

Tuesday, 28 May 2024

9 Statham Avenue, Salisbury East, SA 5109

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 577 m2**

**Type: House**



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## Best offers by 5pm Monday 10th June 2024 (USP)

Best Offers By 5pm Monday 10th of June (USP) Matt Sergeant & Harris Real Estate are proud to present to the market 9 Statham Avenue, Salisbury East. Situated on a 577 sqm (approx.) block, this property is ready for the next owner to bring it back to life. With three generously sized bedrooms, a formal living and dining space, and a large backyard, there is an abundance of opportunity to turn this into your dream property. Upon entering the property, you will find the main bedroom on your left and the lounge room on your right. All bedrooms have direct access to the bathroom, which includes a bath, shower, vanity with mirror, and a separate toilet for family convenience. The original kitchen is equipped with ample storage space, a gas cooktop, and an oven. The kitchen is the perfect place to cook up a storm and remain a part of the action as you overlook the meals/dining area. Additional features you are sure to love:- Instant gas hot water system- Roller shutters on the front windows- Double carport The rear of the property boasts a large covered verandah, two garden sheds, bird aviaries, and a spacious grassed area perfect for kids and pets to enjoy. This is an ideal space to entertain friends and family or to relax after a long day's work. Located on the quiet Statham Avenue, minutes away from local shops, sporting clubs, and fast food outlets, you will be sure to enjoy the best that Salisbury East has to offer. Public transport is within walking distance. Don't miss this incredible opportunity to secure a fantastic property. Please contact Matt Sergeant or Jake Halliday for more information. Specifications: CT / 5601/923 Council / Salisbury Zoning / GN Built / 1966 Land / 577m<sup>2</sup> (approx) Estimated rental assessment / \$480 - \$520 per week / Written rental assessment can be provided upon request Nearby Schools / Keller Road P.S, Para Hills West P.S, Madison Park School, Gulfview Heights P.S, Brahma Lodge P.S, Para Hills H.S 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