

# 113 Salisbury Highway, Salisbury, SA 5108

## House For Sale

Saturday, 29 June 2024

113 Salisbury Highway, Salisbury, SA 5108

Bedrooms: 5

Bathrooms: 1

Parkings: 6

Area: 1171 m<sup>2</sup>

Type: House



Jake Theo  
0422959650



Thomas Crawford  
0448888816

## Best Offers By 7:00pm, Monday 15/07/24

Do not miss this once in a lifetime opportunity to secure yourself prime real estate in an area that is bound to be the next boom suburb. Introducing an expertly restored, return veranda, character villa, showcasing a stone facade and generous accommodation. Ticking all the right boxes for both luxurious and functional living, no expense or effort has been spared in updating this remarkable residence. A grand arched hallway welcomes you on entry to this expansive 5-bedroom, 1.5-bathroom abode. Equipped with formal lounge, eat-in kitchen and an enormous backyard encompassing a huge outdoor entertaining alfresco and ample land for further development potential (STPC). Already council approved, you could build two townhouses to your specifications, making this the ideal, dream home for families at any stage of life or investors and developers alike. Blink, and you'll miss it! Features to Note:

- Development potential (Subject to Planning Consent) with council approved plans and site plan
- Additional builder information available on request
- Council approved 2x two storey, 4-bed homes, to the rear block, ready to be built to your specifications (STPC)!
- Grand archway entry
- Soaring 4.1m high, decorative ceilings
- Original heritage fireplaces
- Original leadlight windows
- Formal lounge room
- Reverse cycle air conditioning
- Motorized roller shutters
- 6.6kW solar system
- Huge 12x6m rear veranda for outdoor entertaining
- Video recording security system
- Updated granite kitchen bench top with gas cooking
- Microwave alcove
- Filter tap
- Two toilets with provisions to build an additional ensuite and outdoor bathroom (STPC)
- Two + car parking spaces
- Cellar

Shopping:

- Parabanks Shopping Centre
- Hollywood Plaza
- Elizabeth Shopping Centre
- The new District Outlet Centre, next to Bunnings on Main North Road

Nearby Attractions, Entertainment and Conveniences:

- Minutes from Happy Home reserve with playground, river track, outdoor gym, dog park and Salisbury Recreation Precinct with tennis courts and soon to be completed swimming pool
- HOYTS movie theatre
- Little Para Golf Course
- Salisbury train station walking distance away, for convenient travel into the Adelaide CBD
- Lyell McEwin Hospital
- 24hr service station, 1 minute walk
- Mechanical repairs, 1 minute walk
- Medical clinic, 1 minute walk
- Abundant hotel and food outlets at your fingertips

Education:

- Zoned to Salisbury High School
- Under 10 minutes to many others, including: Salisbury Primary, St Augustine's Parish, Indie School, Salisbury North Primary, Paralowie R-12 School, Salisbury Park Primary, Brahma Lodge Primary, Salisbury Downs Primary, Thomas More College, St Mary Magdalene's, Temple Christian College, Tyndale Christian School and Bethany Christian College

Method of Sale:

- Best Offers By 7:00pm, Monday 15th July 2024

Disclaimer:

- Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our Vendors, and as such, TOOP+TOOP makes no statement, representation or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only, for marketing purposes.

For more information:

- Feel free to contact Jake Theo of TOOP+TOOP Real Estate anytime on 0422 959 650.