

**22 Aquamarine Drive, Salisbury East, SA, 5109**



**House For Sale**

Saturday, 10 August 2024

22 Aquamarine Drive, Salisbury East, SA, 5109

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Adam Janda  
0882811000



Michael Janda  
0882811000

## **SOLID FAMILY GEM ON IMPRESSIVE LAND HOLDING!**

Boasting an impressive allotment of 710sqm (Approx), this well-loved three bedroom family home for over 50 years offers a fantastic opportunity for owner-occupiers, investors and developers alike!

Guests upon entry are greeted with the spacious L-shaped lounge and meals area, offering an abundance of space for the family gatherings. Just located off this space is the kitchen, offering plenty of storage space, an electric stove and the added benefit of a bay window allowing for natural light to fill this space. All three bedrooms are of good size, with the master bedroom having the convenience of built-in robes. The bathroom benefits from both a bath and shower, with a new vanity having been installed in recent years. Heating and cooling is catered for by a ducted evaporative air conditioning system, with a boxed air conditioner in the meals area.

Externally the home offers a good sized rear veranda that runs across the back of the home, with a wooden pergola to the side offering the ideal spot for a morning coffee. The backyard is of impressive size providing ample space for the kids and pets to run amuck. A side gate secures the side of the home enabling taller vehicles to be secured down the side/behind the home, with the benefit of an iron garage providing the perfect storage space. Additionally, a rear rumpus can be found out the back of the property, offering a convenient office/retreat, perfect for those looking for the extra living space.

What we love:

- Solid brick home built to last
- Rear rumpus providing an ideal office/retreat space
- Generous allotment with wide frontage
- Spacious and well-thought floor-plan

Location location location is often spruiked in real estate, and in terms of location, it doesn't get much better for this. Conveniently located near Smith Road, those needing to be within close proximity to the nearby schools will appreciate having Salisbury East High within a short walk away. Additional nearby schooling includes Madison Park Kindergarten, Madison Park School and Tyndale Christian School. Major shopping is catered for by the nearby Saints Road Shopping Centre, District Outlet Centre & The Grove Shopping Centre.

Get in quick as opportunities like this do not last!

Due to the nature of the method of sale and our vendors instructions, no price guides will be provided. Please speak to one of our agents for a comparative market analysis that will contain all recent sales in the area.

Land // 710sqm

Year Built // 1962

Council // City of Salisbury

Zoning // General Neighbourhood

Council Rates // \$1509.40 per annum

Water Rates // \$165.55 per quarter

Rental Estimate // \$TBA per week

Rental Appraisal // A written rental appraisal can be provided upon request.