

22 Taylor Avenue, Salisbury Heights, SA, 5109



House For Sale

Sunday, 13 October 2024

22 Taylor Avenue, Salisbury Heights, SA, 5109

Bedrooms: 3

Bathrooms: 2

Parkings: 12

Type: House



Rick Schultz
0871236123



Rocco Monteleone

SOLID BRICK HOME ON MASSIVE LAND ALLOTMENT OF OVER 1500m2 (approx.)

Rick Schultz and Rocco Monteleone from Ray White Port Adelaide are excited to present to the market for the first time in 20 years, an opportunity to live on an allotment of over 1500m2 (approx.)!

A quality solid brick home constructed in 1977 featuring 3 bedrooms, 2 bathrooms, open plan living and plenty of vehicle accommodation with a long driveway and double carport. Ready to move in straight away with the option to renovate, extend or knock down and start again (subject to planning consent).

Please note, the property will be sold with a development approval in place, the approval is a 'hammer head' style, allowing a property to be built out the back while retaining the front home - this means the hard work has been done! You may wish to knock down and build two side-by-side (subject to planning consent), the opportunities are endless with so much space.

What we love about 22 Taylor Avenue:

- Solid brick home
- Ducted reverse cycle air-conditioning
- 5kW solar panels
- 3 spacious bedrooms
- Master bedroom with built-in robe and ceiling fan
- Rumpus or games room
- Large back shed
- Rainwater tank
- Auto roller door

This is truly a rare opportunity to secure a large land holding, with so much development happening throughout Adelaide, here's your chance to purchase an original, full sized allotment!

Salisbury Heights is a suburb located in the City of Salisbury, Adelaide, South Australia. The upper section of Salisbury Heights was originally established as Castieu Estate in the 1970s by a private consortium. The blocks of land in this area were typically much larger than surrounding suburbs with half acre blocks compared to the usual quarter acre block. In April 2017, the Salisbury Heights section of Tea Tree Gully Council was renamed and amalgamated with nearby Greenwith.

Rental appraisal approximately \$500 to \$530

To place an offer on this property, please complete this Letter of Offer form <https://forms.gle/WehvGVwwpn7gUvjQ7>

Specifications:

CT / 5495/250

Council / City of Salisbury

Zoning / HN - Hills Neighbourhood

Built / 1975

Land / 4308m2

Council Rates / \$2370pa

SA Water / \$315.47pq

ES Levy / \$294.35pa

Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local

government details provided with the completed Form 1 vendor statement.