

**25 Jarman Avenue, Salisbury East, SA 5109**



**House For Sale**

Tuesday, 25 June 2024

25 Jarman Avenue, Salisbury East, SA 5109

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 590 m2**

**Type: House**



Donna Staines  
0456844103

## **Auction (\$500,000)**

Auction Location: Onsite AUCTION - Onsite, Saturday the 13th of July at 1:00pm Nestled in a quiet street, this charming solid brick home in the sought-after suburb of Salisbury East offers three bedrooms and a timeless appeal. Built in 1972 and cherished by the same owner for many years, this residence exudes warmth and character, making it a perfect place to call home. Features you'll love \* Three bedrooms – each bedroom is well sized and offers built-in robes with plenty of natural lighting\* Expansive lounge room with ceiling fan overlooking the front yard\* Evaporative cooling throughout\* Electric stove/oven and hot water\* Spacious kitchen with dishwasher\* Rainwater tank \* Large workshop accessible through carport Salisbury East is a thriving suburb known for its family friendly atmosphere, excellent schools and convenient amenities. You'll be within walking distance and easy reach to Northbri shops, parks and public transport. Discover the ultimate blend of convenience and natural beauty in Salisbury East, where this inviting home awaits with a park and reserve just moments away. Situated on a generous sized allotment this home is perfect for a first home buyer, small family, downsizers or investor. Don't miss the opportunity to secure this one. Built| 1972 Land size| 590m<sup>2</sup> (approx.) House size| 118m<sup>2</sup> (approx.) Council| City of Salisbury Rates| \$1349 per annum (approx.) CT| 5597/516 Frontage| 20.72 metres (approx.) Easements| Nil Gas| Not connected 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 either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 208516