

# 38 Langford Terrace & 35 Redlynch Road, Salisbury North, SA 5108

Boffo

## House For Sale

Wednesday, 10 July 2024

38 Langford Terrace & 35 Redlynch Road, Salisbury North, SA 5108

Bedrooms: 6

Bathrooms: 2

Parkings: 2

Area: 1176 m2

Type: House



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## Auction \$760,000

Auction Location: On Site RARE OPPORTUNITY! Introducing two side-by-side maisonettes being offered as a single sale, guaranteed to attract a wide range of buyers seeking development potential (Subject to planning consents). Combined, these two lots offer a total of 1,176sqm (approx.) of prime land with frontages along Langford Terrace and Redlynch Road. This sought-after acquisition is an opportunity not to be missed! Currently, the site features two well-maintained and tenanted residences, enhancing your investment portfolio while you work with the council on development plans. These functional and comfortable homes boast generous bedrooms, light-filled living spaces, and good-sized backyards. The fantastic tenants have expressed interest in staying long-term, making this an ideal investment to continue both leases. Both homes are well presented, providing a seamless opportunity to purchase and explore your development ideas. Located just minutes from Parabanks Shopping Centre, and close to parks, golf courses, and other amenities, this prime land offers convenience and accessibility. Quick access to major roads ensures you're less than a 40-minute commute from the Adelaide CBD. Don't miss out on this incredible investment and development opportunity! Features that make these homes special:

38 Langford Terrace, Salisbury North- Three good sized bedrooms- Spacious lounge with split system air-conditioning- Practical kitchen with pantry- Dining room adjacent kitchen- Neat and tidy bathroom with shower/bath + separate toilet- Separate laundry- Garden shed- Currently tenanted for \$420.00 per week until July 2025

35 Redlynch Road, Salisbury North- Three good sized bedrooms- Spacious lounge- Practical kitchen- Dining room adjacent kitchen- Neat and tidy bathroom with shower/bath + separate toilet- Separate laundry- Garden shed- Currently tenanted for \$400.00 per week until January 2025

Located in close proximity to parks, reserves and a variety of schools including Thomas More College, Brahma Lodge Primary School and Salisbury Downs Primary School. Shopping centres including Parafield Gardens Recreation Centre and Parabanks Shopping Centre are both nearby. A short walk to public transport options including the train for an easy commute to the CBD. Disclaimer: Photos and floorplan are of 38 Langford Terrace, Salisbury North for a previous period. All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. RLA 313174