

4 Bristol St, Salisbury, SA, 5108



House For Sale

Thursday, 24 October 2024

4 Bristol St, Salisbury, SA, 5108

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House



Grantley von Minden
0411198700

Rare find! Dress Circle location near Salisbury, Hollywood Plaza + all amenities

An immaculate homette packed with an abundance of features, would suit retirees or investors but targeting those who want to downsize but still want room to move, a garden and within close proximity to Salisbury CBD and Hollywood Plaza.

Features private and secure gardens to the front and rear.

Extensive tiling throughout the main living and traffic areas.

Two good-sized bedrooms with the master bedroom boasting a built-in robe.

There is an open plan living/meals area with a reverse cycle split system air conditioner all overlooking the kitchen with a generous amount of bench space, plus ample cupboards an electric stove, plus a double stainless-steel sink incorporating a reverse osmosis water filter system.

Outside features extensive paving to both the front and rear gardens. The front yard has established trees within the garden borders.

The front of the home features red brick quoins surrounding the sandstone type bricks façade. There are awnings to the front windows and a private and secure front yard fully fenced and with a feature hedge.

The rear of the property has a full-length verandah with extensive paving established gardens with fruit trees, herb gardens, a generous workshop with power plus a garage under main roof with auto roller door.

Property Information

Certificate of Title Volume 5902 Folio 803

Lot 3 Community Plan 21907

Council City of Salisbury, Rates \$1228p.a (approximately)

SA Water - \$150.00 per quarter (approximately)

ESL - \$150.00 p.a

Nearby schools include Salisbury Primary School, Indie School Salisbury, Salisbury Kindergarten, Augustine's Parish School, Tafe SA Child and youth health services and Oasis Child Care Centre.

The list goes on, viewing will not disappoint.

For further details please phone Grantley von Minden 041 1198 700

Grantley von Minden RLA 118387 Property Link SA RLA 164792

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All fees and charges will be available in Form 1 which will be prepared by the vendors conveyancer.