

**54 Spains Road, Salisbury Downs, SA 5108**



**House For Sale**

Sunday, 23 June 2024

54 Spains Road, Salisbury Downs, SA 5108

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 761 m2**

**Type: House**



Frank Zhao



Cici Chen

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## AUCTION - On Site 3:00PM 04/07/2024

This gorgeous solid brick home is a testament to comfortable living and entertaining, perfectly situated at 54 Spains Road, Salisbury Downs. Boasting three spacious bedrooms and a central main bathroom, it offers ample space for a growing family. A formal dining room and a large separate lounge provide ideal settings for both formal gatherings and relaxed evenings. The bright kitchen with an adjoining casual meals area is a focal point, featuring modern appliances and functional design. Security roller shutters and polished timber floors add both style and peace of mind. Outside, a generously-sized rear yard awaits, perfect for children to play or for avid gardeners, complete with a large shed for storage or hobbies. Vehicle accommodation is abundant, with an extensive carport offering secure space for up to four cars, complemented by a double garage at the rear of the property-ideal for additional storage or parking for a boat or trailer. This fully fenced secure home is conveniently located near all amenities, including the Hollywood Plaza Shopping Centre, just a minute's walk away. Public transport options are within easy reach, with a bus stop a short walk and Chidda Train Station a quick two-minute drive. Features:- 19.2m Frontage (approx)- 3 spacious bedrooms- Formal dining room- Large separate lounge- Bright kitchen with adjoining casual meals area- Security roller shutters- Polished timber floors- Ample car parking including space for boat/trailer- Fully fenced secure home- Evaporative cooling- Large rear yard with plenty of room- Large shed Locality:- 2 mins to Hollywood Plaza- 5 mins to Salisbury Shopping Centre- 2 mins to Salisbury West Playground- 3 mins to Salisbury Downs Primary School- 7 mins to Calvary Central Districts Hospital- 4 mins walk to Stop 44 Salisbury Hwy (Bus 224 to CBD)- 2 mins drive to Chidda Railway Station (Train service to CBD) School Zone:- Salisbury Downs Primary School- Salisbury East High School- Brahma Lodge Primary School \$430 per week, currently leased until 29/10/2024 Specifications: Council: City of Salisbury Council Rate: \$ 1282.55 pa Water Sewerage: \$318 pa Water Rates: \$296.8 pa ESL: \$ TBC pa For more information, recent sold reports are available on request, or meet you on-site over the weekends. Contact Frank on 0450 216 898. RLA 285210 Disclaimer: 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 advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at Kaide Real Estate office- Office 7, 9-15 Field St for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.