

56 Shepherdson Road, Parafield Gardens, SA, 5107



House For Sale

Saturday, 31 August 2024

56 Shepherdson Road, Parafield Gardens, SA, 5107

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Michael Janda

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LOCATION LOCATION LOCATION!

Situated in the rising suburb of Parafield Gardens, this 1974 built three-bedroom, one-bathroom home set is on a generous 612sqm allotment. Boasting a 19-metre wide frontage, this property offers ample space and potential for a variety of uses, whether you're looking to renovate, or detonate and take advantage of the homes development potential (Subject to Planning Consent).

The interior boasts a practical layout that includes three well-sized bedrooms, a central bathroom, and a comfortable living area. Large modern tiles run throughout a majority of the home, with the kitchen and bathroom having had modern renovations on them. Roller-shutters can be found on the front windows, assisting with security and privacy.

Externally the home offers extensive outdoor space, with an abundance of front yard space, perfect for those looking for ample off-street parking. A front gate provides security all year round. Out the back is a neat, courtyard sized backyard that presents an ideal spot for those morning coffees.

Conveniently located in Parafield Gardens, those looking for a home that provides convenience with its location will be sure to be impressed. Schooling options can be found right at your front door step, with Parafield Gardens Primary School, Parafield Gardens Childrens Centre & Parafield Gardens High School being only metres down the road. Major shopping is catered for by the nearby Martins Plaza and Parafield District Outlet. Public transport options are limitless, with numerous bus stops along Shepherdson Road, Oleander Drive and Salisbury Highway.

Don't miss the opportunity to secure a property with great potential in a thriving community.

Due to the nature of the method of sale and vendors strict request, no price guides will be provided for this property.

Please speak to one of the agents to obtain a comparative market analysis outlining all similar sales in the last six months.

Land // 612sqm (Approx)

Frontage // 19.2m (Approx)

Year Built // 1974

Council // City of Salisbury

Council Rates // \$1525.25 per annum

Water Rates // \$165.55 per quarter

Easements // NIL