

**6 Piringa Avenue, Salisbury North, SA 5108**

**HARRIS**

**House For Sale**

Wednesday, 19 June 2024

6 Piringa Avenue, Salisbury North, SA 5108

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 4**

**Area: 609 m2**

**Type: House**



Stephen Legierski

**\$549k-\$599k**

Stephen Legierski and Harris are excited to present to the market this spacious and private family home. From the secured block to the light-filled layout and sprawling backyard, there is so much to appreciate about this move-in-ready abode. Step inside to the open plan living, rejuvenated timber flooring underfoot, a lovely light filled layout with so much room for family and entertainment. A sophisticated in design, neat-and-tidy kitchen awaits the home chef with an electric burner cooktop and stainless steel range appliances to cook up a storm, stone bench tops and an abundance of cabinetry and soft close draws, you are sure to love this one. Three bedrooms under the main roof with a generous master and new carpet for all three. The master bedroom and bedroom three have built in robes and with easy access to the fully renovated main bathroom. A good-size laundry with a linen cupboard and bench space that completes the floorplan. Outside, a tranquil yard awaits with a large drive through carport with and outdoor studio to use as an activity and entertainment space or as another bedroom for an expansive family. The 609sqm ensuring there is plenty of room for the kids and pets to play safely while the green thumb discovers new opportunities in every direction. Features that make this home special: • Evaporative A/C • Rumpus room with reverse cycle wall unit • Fully renovated throughout • Built in robes in bedrooms 1, 2 and 3 • Expansive yard and outdoor entertaining • Four car carport with secured parking • Garden sheds and rainwater storage • Fully fenced block Call Stephen Legierski for more info now! Specifications: Title / Torrens CT / 5250/920 Council / City of Salisbury Zoning / GN Built / 1976 Land / 609m<sup>2</sup> Frontage / 19.8m Council Rates / \$1,180.89pa Emergency Services Levy / \$96pa SA Water / \$140.50pq Internal Living / 110sqm Easements / Nil Estimated rental assessment / \$550-\$580 per week / Written rental assessment can be provided upon request Nearby Schools / Lake Windemere B-6 School, Salisbury North P.S, Paralowie School, Kurna Plains School 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 and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409