

63 Margaret Avenue, Salisbury, SA 5108



House For Sale

Wednesday, 29 May 2024

63 Margaret Avenue, Salisbury, SA 5108

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 815 m2

Type: House



Andrew Simpson
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\$650k

Auction Sat, 22nd Jun - 10.30am (usp) Family harmony awaits in this rare find. The main home is double brick with an abundance of features you are sure to love;- 3 large bedrooms, 2 with built in robes all have ceiling fans & 2 with split system reverse cycle air conditioning- Stunning updated fully tiled bathroom with deep set bathtub- Classic timber kitchen with stainless steel appliances, 900mm 6 burner gas cook top, Bosch dishwasher and separate fridge and freezer also included- Large picture windows provide plenty of lovely natural light to the central living room - Dining room adjacent the kitchen and lounge with French doors leading to the outdoor undercover entertaining- Climate control with 3 reverse cycle split systems, ceiling fans and gas heater in the living room for year round comfort- Separate laundry & handy 2nd separate toilet- Privacy & security with roller shutters at the front of the home- Continuous flow gas hot water & 14 panel, 3kw solar system
The Granny Flat- The perfect addition to any home providing a separation of living & independence for family members or to use as a home office, teenage retreat or additional living space.- Providing its own kitchen with gas cooker and oven (this will need to be reconnected), bathroom and toilet, bedroom area, central living space and reverse cycle wall air conditioner. Exterior- Fully established gardens with great lawned areas, mature shading trees, garden beds and raised veggie bed- The kids are going to love the fabulous cubby house and with slide, and swing set with incorporated netball ring- Alfresco fun under the extensive verandah and pergola areas- Plenty of parking with a single lock up garage, double car port and additional open air car spaces at the front of the home- Handy garden shed for storage
The current owners have loved living in the location as they could easily catch transport via bus and train, to a wide variety of shopping in Salisbury central and great outlet shopping nearby. Plenty of space for all on this 19.81m x 41.14m block (approx. 815 sqm) with development potential (stcc).
CT Reference - 5226/132
Council - Salisbury
Council Rates - \$1,532.40 pa
SA Water Rates - \$153.70 pq
Emergency Services Levy - \$119.55 pa
Land Size - 815m² approx.
Year Built - 1963
Total Build area - 314m² approx.
Zoning - GN - General Neighbourhood
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