

# 7 Shelton Drive, Salisbury East, SA, 5109

## House For Sale

Saturday, 10 August 2024

7 Shelton Drive, Salisbury East, SA, 5109

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Ben Gow

0490532738

## Neat & Complete!

Welcome to this spacious family home situated on an expansive 600sqm allotment and the neatly maintained gardens add to the street appeal. The floorplan offers three generously sized bedrooms, all with built-in robes, an expansive living and dining space, and a well-equipped kitchen. The central bathroom has a convenient separate toilet, and the laundry positioned to the rear of the home off the second living area and offers access to the rear yard. Outdoors, a verandah is situated for outdoor entertaining, and a garden shed that adds practicality to the space. Neat and tidy landscaping and garden beds complete the outdoor area.

### FEATURES:

Built in 1985

Large Carport with plenty of parking for multiple cars, boat or caravan

Updated Kitchen

Loads of cupboard and storage space

Expansive Living and Dining Spaces

HUGE Outdoor Verandah for Entertaining

Three Generously Sized Bedrooms with Built in Robes and WIR to the master

18.2 metre frontage (approx)

This home is located in a peaceful, family-friendly street, and is close to well-known schools such as Kings Baptist Grammar School, St Augustine's Parish School, Salisbury Primary and High, and Tyndale Christian School. The UniSA campus at Mawson Lakes is just an 8-minute drive away. Shopping precincts, including the brand new District Outlet Centre, Golden Grove Village, Tea Tree Plaza, and Parabanks Salisbury, are all a short drive away. The Lyell McEwin, Central Districts Private Hospital, and Modbury Hospital are all accessible from the home, as well as many other medical facilities and health centres. The residence is only a short commute to local public transport such as Parafield or Salisbury Railway Station, and travel to the Adelaide CBD is less than 20kms.

Remarkable opportunity to own in Salisbury East & definitely not to be overlooked, all enquiries welcome.

Regarding price. The property is being offered to the market by way of Auction. We will supply recent sales data for the area which is available upon request via email or at the open inspection.

To enquire or view the property please contact Ben Gow on 0490532738

### Specifications:

CT / 5251/713

Council / Salisbury

Zoning / GN

Built / 1985

Land / 600m2 (approx)

Frontage / 18.2m

Council Rates / \$1726.75pa

Emergency Services Levy / \$130.10pa

SA Water / \$155.36pq

Estimated rental assessment / Written rental assessment can be provided upon request

Nearby Schools / Madison P.S, Keller Road P.S, Gulfview Heights P.S, Brahma Lodge P.S, Salisbury P.S, Salisbury East H.S

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 | 330069