

95 Winzor St, Salisbury, SA, 5108

HARRIS

House For Sale

Saturday, 12 October 2024

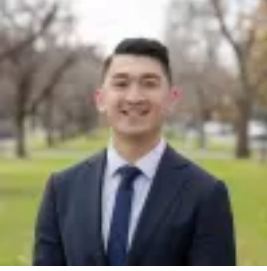
95 Winzor St, Salisbury, SA, 5108

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Clinton Nguyen

Dream Development Opportunity on a Perfect 3-Acre Site!

Best Offers By 10am Tuesday 29th October

A truly rare land holding ready for almost immediate development, 95-101 Winzor Street claims an incredible 3-acre estate wonderfully positioned behind the leafy green and pristine fairways of Little Para Golf Course.

Just a stone's throw to both Hollywood Plaza and the bustling Parabanks Shopping Centre this can only be described as an unmatched residential building opportunity.

The original main residence, a cosy mid-century home largely untouched and still with a host of charming features, is the last remaining pillar of this single family-owned address.

With this particular pocket of the north rapidly thriving with newer homes, modern developments and a rush of young families eager to buy straight into established and stylish living conditions the opportunity here to seize such a profit-potential stake deserves every consideration.

Combined with flourishing family-friendly surrounds that move from lush reserves and popular parks, to a long-list of cosmopolitan conveniences and everyday amenities right at your fingertips, as well as stellar public transport options a stroll away, including trains to zip residents further north or to Adelaide CBD in a flash the upsides to this unrivalled 12,100sqm site are simply too good to pass up!

Features you'll love:

- Incredible 12,100sqm/3-acre site (approx.) with hugely profitable development potential
- Large underground aquifer and bore water availability (6819 kL allocation)
- Tremendous scope and wonderfully positioned strip of land backing onto the lush and leafy Little Para Golf Course
- Land is flat, levelled and ready for an immediate building start
- Street-facing original family home, with 3-bedrooms, lounge, lean-to, combined kitchen and meals, as well as large garage with adjoining sheds

Location highlights:

- A short stroll to local parks, playgrounds and reserves, perfect for growing families
- Around the corner from both Riverdale and Salisbury Downs Primary Schools, and moments to Salisbury High by way of car, bus or bike
- Close to Hollywood Plaza for all your daily essentials, and a quick trip to Parabanks Shopping Centre for more great shopping needs, café options and weekend entertainment inviting a fun and easy lifestyle
- A brisk walk to Salisbury Train Station for fast, efficient and traffic-free commutes north or south

Specifications:

CT / 5847/767

Council / Salisbury

Zoning / GN

Built / 1955

Land / 12,100m² (approx)

Council Rates / \$3,264.45pa

Emergency Services Levy / \$422.40pa

SA Water / \$215.42pq

Estimated rental assessment / \$390 to \$420 per week / Written rental assessment can be provided upon request

Nearby Schools / Riverdale P.S, Salisbury Downs P.S, Salisbury North P.S, Salisbury P.S, Paralowie School, Salisbury H.S

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