

15 Shearer Crescent, Salisbury North, SA, 5108

House For Sale

Thursday, 28 November 2024



15 Shearer Crescent, Salisbury North, SA, 5108

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



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Attention First Homebuyers, Developers & Savvy Investors - This Property Won't Last!

Unlock the potential of this quaint 1960s 3-bedroom home, well-maintained & set on a spacious 663sqm allotment (approx). Whether you're a first homebuyer looking for your gateway into homeownership, a developer looking for an outstanding opportunity, or a savvy investor seeking an excellent yielder, this property offers endless opportunities. Renovate & update, subdivide (STPC) or build your dream home, this is your chance to reimagine & create a space that's truly yours!

Experience the seamless flow of open-plan living, dining & kitchen ideal for family gatherings. The kitchen in original & excellent condition with timber-look vinyl flooring.

The home offers 3 bedrooms, bathroom with vanity, separate shower & bathtub, separate WC, functional laundry & linen cupboard in the hallway for practical storage.

The outdoor space offers a carport behind a roller door, versatile shed/workshop & large easy-care backyard. Enjoy the verandah & central gazebo, built-in wood BBQ & artificial turf, perfect for a game of backyard cricket. The original Hills Hoist still in excellent condition adds a nostalgic touch to this versatile property.

Additional features include updated modern windows throughout, awnings on the front windows & roller shutters on all back windows for added security & insulation.

Features you will enjoy:

- Open Plan Living, Dining & Kitchen
- Updated Modern Windows throughout
- Roller Shutters to back windows
- Carport behind Roller Door
- Shed/Workshop
- Large low-maintenance rear yard
- Shaded Gazebo for outdoor entertaining
- Large Allotment of approx 663 sqm

Salisbury North boasts excellent connectivity, with easy access to public transport, including buses & trains, for hassle-free commuting. The area offers a range of local shopping options, such as Parabanks & Hollywood Plaza. It is also home to ample green spaces, with nearby parks for outdoor activities. Education is well-served, with Salisbury North Primary & Lake Windemere Schools located nearby.

This property is brimming with opportunity-don't miss your chance to make it your own!

SPECIFICATIONS

Year Built: 1964

Land Size: 663 sqm(approx)

Frontage: 17.67m(approx)

Depth: 37.49m(approx)

Easements: Nil

Council: City of Salisbury

Council Rates: \$307.00pq

Water Rates: \$78.60pq

Sewerage Rates: \$86.95pq

ESL: \$77.40pa

Rental Estimate: \$480pw

The accuracy of this information cannot be guaranteed & all interested parties should seek independent advice.

RLA 274675