

16 Down Crescent, Salisbury Downs, SA, 5108

House For Sale

Thursday, 24 October 2024



16 Down Crescent, Salisbury Downs, SA, 5108

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Type: House



Romarsh Hamal

0882777567

Auction on 9th November 2024, at 11:00 AM.

Welcome to 16 Down Crescent, Salisbury Downs SA 5108, a fantastic opportunity in a prime location! This solid 1974-built home sits on a generous 815m² allotment, making it perfect for families, first-home buyers, and investors seeking potential for future growth.

This property features three spacious bedrooms, a functional central bathroom, and an inviting open-plan living area. The kitchen offers ample bench space and storage, ready for your personal touches or updates. The spacious garage offers secure parking and extra storage, with additional off-street parking available for convenience.

Set in a family-friendly neighbourhood, this property features a fantastic undercover outdoor entertainment area with an outdoor kitchen. The spacious backyard offers space to entertain, garden, or explore future development (STCC). With its large block size, it's an ideal opportunity for investors seeking potential subdivision and added value.

Located in the City of Salisbury, this home is close to excellent amenities, including Salisbury Downs Primary School, Thomas More College, and Hollywood Plaza Shopping Centre. For outdoor lovers, the nearby Happy Home Reserve offers great opportunities for recreation and leisure. Public transport is easily accessible, with Salisbury Train Station and local bus routes nearby, providing a quick commute to the Adelaide CBD.

For investors, this property presents great rental potential, given its proximity to schools, shopping, and transport. The General Neighbourhood zoning allows for further development opportunities, making it a smart investment for the future.

Auction Date:

Saturday, 9th November 2024, at 11:00 AM

Council and Utility Rates:

Council: City of Salisbury

Council Rates: \$1,249.20 per annum (approx.)

SA Water: \$153.70 per quarter (approx.)

ESL: \$106.70 per annum (approx.)

Land Size: 815m² (approx.)

Zoning: General Neighbourhood

Year Built: 1974

RLA 309133

Disclaimer:

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