



INVESTORS PREMIUM PACKAGE

Currently leased at \$340.00 per week until 9th April 2023

It's time to treat yourself to this stylish, family home where you can buy, set and forget or simply just add to your investment portfolio. The layout is bright and modern with three bedrooms, two bathrooms and plenty of space for relaxation and entertaining.

A modern kitchen, with stainless steel appliances, sits in the heart of this home, enveloped by an open-plan living and dining area. A separate study space positioned at the front of the home also provides the perfect spot to work from home.

The bedrooms are all a good size and are complete with built in robes, including your master with a walk-in robe and ensuite. Extra features of this beautiful home include a double garage with a panel lift door, a laundry with external access, and a main bathroom offering a bath and separate shower.

Outside, the 362sqm allotment promises a delightful private and secure backyard with a paved courtyard where you can relax in with a coffee.

Features that make this home special:

- Bedroom 1 to the rear of the home, complete with walk-in robe, ensuite and sliding door access to courtyard
- Good size bedrooms 2 and 3, both with built-in robes also ideally located study
- Spacious open plan living and dining with reverse cycle split system air

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Price	SOLD
Property Type	Residential
Property ID	1520
Land Area	362 m2

Agent Details

Romeo Riccio - 0412 846 021

Office Details

SALISBURY
42 Ann Street Salisbury SA 5108
Australia
08 8281 4999



conditioner

- Modern kitchen featuring breakfast bar, abundance of cupboard and bench space and stainless steel appliances
- Well-appointed main bathroom with bath and separate shower
- Practical laundry with external access
- Fully fenced, low maintenance backyard
- Double garage with panel lift door and internal access

Located within walking distance to Kaurna Park Wetlands, parks, reserves and Springbank Plaza Shopping Centre. In close proximity to a variety of schools including Burton Primary School, Paralowie R-12 School and Settlers Farm School. A short walk to public transport options for an easy commute to the CBD, ideal location to all facilities.

Specifications

CT -6004/182

Council – City of Salisbury

Zoning – Residential

Built – 2009

Land – 362m²

Building – 111m²

Council Rates – \$1374.30 pa

SA Water – \$142.10 pq (exc usage)

ESL – \$104.75 pa

No Easements

Strictly by appointment only

For further enquiries call Romeo Riccio direct on 0412 846 021

LARCOR Real Estate, 42 Ann Street, Salisbury SA 5108

RLA154447

Disclaimer: All information provided (included but not limited to the properties land size, floor plan and floor size, building age and general property description) has obtained been obtained from sources deemed reliable, however, we cannot guarantee the information is

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