

Gilles Plains, 4/28 Grant Avenue

First Home, Investment or Downsizing - Ready for all!

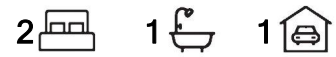
Set in a location you'll simply cherish as your own, this low-maintenance unit offers its new owners a 'set and forget' lifestyle - with the added bonus of having everything you need just moments away!

Features You'll Love:

- * Two bedrooms, both with built-in robes
- * Roller shutters installed on both bedroom windows
- * Alarm system for added security
- * Central kitchen with an open-plan design, electric cooktop, and sufficient storage
- * Easy-care timber flooring in the living area
- * LED downlights throughout the home
- * Year-round comfort with split-system heating and cooling
- * Off-street parking with a single carport
- * Undercover entertainment area with a verandah and private yard - perfect for a family



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



For Sale
\$429,000 - \$459,000

View
ljhooker.com.au/2BE7GJU

Contact
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**LJ Hooker Greenwith | Golden Grove
| Mawson Lakes | Modbury
(08) 8289 6660**

BBQ!

** Quarterly strata contribution of \$700, includes Building and Common Area insurance

This is a fantastic opportunity to enter the property market in a sought-after location. It's also an excellent chance to enhance your investment portfolio. For downsizers, this low-maintenance property offers convenience, with everything you need just a short stroll away.

The unit is ideally located within walking distance of public transport, Gilles Plains Shopping Centre, several public and private schools, and local reserves, including Wandana Reserve.

All this - plus easy access to major retailers at Westfield Tea Tree Plaza and the popular North Adelaide shopping district. With North East Road just moments away, commuting to the Adelaide CBD is a breeze!

No matter your situation, this is one opportunity you won't want to miss!

Contact me today - Shaun Roberts 0435367534

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 either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 208516

More About this Property

Property ID	2BE7GJU
Property Type	Unit
House Size	65 m2
Including	Alarm Fully Fenced Solar Panels

Shaun Roberts 0435 367 534

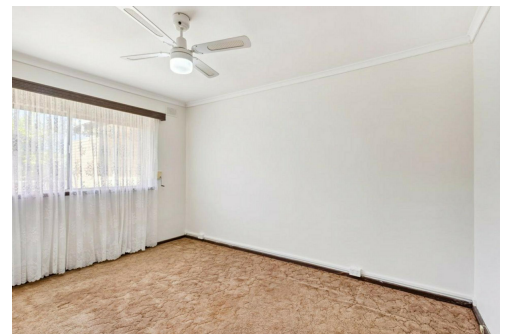
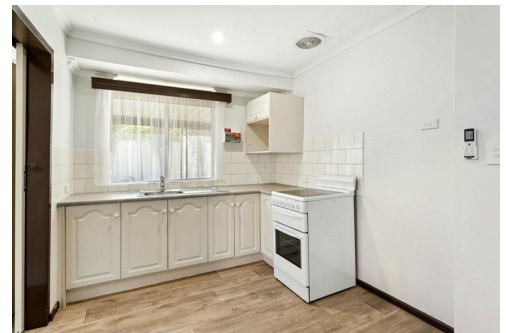
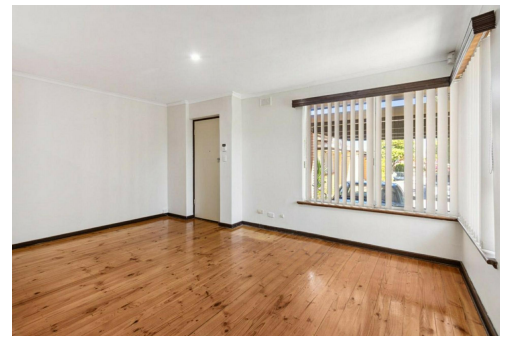
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SITE PLAN
(NOT TO SCALE)

Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified. Produced by **The Fotobase Group**