

56A and 56B Ross Road, Hectorville

Two Homes, Two Titles, One Rare Opportunity

A rare opportunity to secure one or both of these beautiful homes, situated in the ever popular suburb of Hectorville!

Standing proudly side by side, the properties are held on two separate Torrens Titles, each comprising approximately 354sqm of land. Both homes were built in 2010 and have been held by the same owners ever since.

Now, for the first time, an exciting opportunity presents for the next owners to make one, or perhaps both, of these fantastic properties their own!

56a Ross Road Features You will love:
Features to Love:

- Flexible floorplan offering multiple living options
- Three well proportioned bedrooms, with built in robes to bedrooms 2 and 3
- Versatile fourth bedroom or home theatre room, complete with built in storage and surround sound speakers
- Master bedroom complete with a generous walk in robe and ensuite

4 2 2

FOR SALE
BEST OFFERS BY 27TH OCTOBER
(USP)

VIEW
Thu 15th Oct @ 5:00PM - 5:30PM

AGENTS
Ryan Graham
0400 912 287
ryang@ljhsales.com.au

AGENCY
LJ Hooker Property Specialists
(08) 8289 6660

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.

LJ Hooker

- Ceiling fans to bedrooms 1 and 3
- Excellent storage options, including under stair storage and built in hallway cabinetry
- Light filled, open plan living and dining area
- Well appointed kitchen featuring stone benchtops, electric cooktop and oven, dishwasher, island counter, generous cabinetry and a large walk in pantry
- Ducted reverse cycle heating and cooling for year round comfort
- Rainwater tank plumbed to the toilet
- Alarm system for added peace of mind
- Brand new quality carpet
- Freshly painted interiors
- Secure off street parking with a double garage, internal access and additional built in storage

56b Ross Road Features you will love:

Features to Love:

- Three well proportioned bedrooms, with a built in robe to bedroom 3
- Master bedroom complete with a generous walk in robe and ensuite
- Ceiling fans to bedrooms 1 and 3
- Excellent storage options, including under stair storage and built in hallway cabinetry
- Light filled, open plan living and dining area
- Well appointed kitchen featuring stone benchtops, electric cooktop and oven, dishwasher, island counter, generous cabinetry and a large walk in pantry
- Ducted reverse cycle heating and cooling for year round comfort
- Rainwater tank plumbed to the toilet
- Alarm system for added peace of mind
- Brand new quality carpet
- Freshly painted interiors
- Secure off street parking with a double garage, internal access and additional built in storage

In a location you will undoubtedly cherish as your own, enjoy the convenience of having everything you need within easy reach.

Shopping is well catered for with Firlie Plaza approximately 2.5km away and Newton Village Shopping Centre approximately 2km from home, while families will appreciate access to a selection of quality public and private schooling options including zoning to both East Torrens Primary School and Morialta Secondary College.

For those who enjoy the outdoors, the picturesque Morialta Conservation Park is approximately 3km away, offering scenic walking trails, waterfalls and breathtaking natural surrounds. Add to this convenient public transport options and the Adelaide CBD approximately 8km away, and it is easy to understand the appeal of this tightly held location.

Whether you are looking to secure one or both, these homes offer an exciting opportunity for families seeking space, convenience and a lifestyle to match.

Do not miss your chance to inspect and make one, or perhaps both, your own.

Register your interest with Ryan Graham today!

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

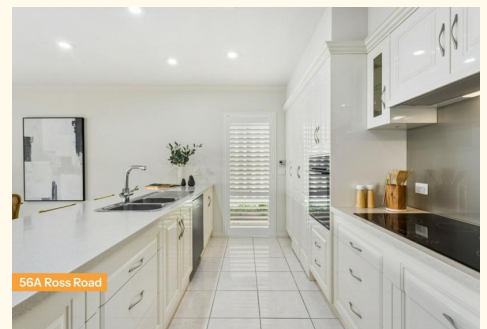
property be scheduled for auction, the Vendor's Statement may be inspected at our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.
RLA 208516

MORE DETAILS

Property ID	2E15GJU
Property Type	House
House Size	260 m2
Land Area	354 m2

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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.

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