



Salisbury Downs, 11 Felicia Avenue

Ideal entry-level for first-home buyers or keen investors!

This beautifully maintained 2014-built home offers modern living in a peaceful location. Featuring an open-plan family and meals area, a modern kitchen, and comfortable bedrooms, this property is perfect for first-home buyers or keen investors. The master bedroom boasts a walk-in robe and ensuite, while bedrooms 2 and 3 include built-in robes.

Enjoy the convenience of a secure garage with direct access to the home and an additional gravel parking area: the lovely rear lawn and easy-care gardens.

Features include:

- * Three bedrooms.
- * Master with walk-in robe and ensuite.
- * Bedrooms 2 and 3 with built-in robes.
- * Open-plan family and meals area.



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
\$530,000 - \$550,000

View
ljhooker.com.au/1UW7G54

Contact
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LJ Hooker Gawler | Barossa
(08) 8522 3311

- * Modern well-equipped kitchen with breakfast bar.
- * Centrally located bathroom.
- * Hallway storage cupboard.
- * 1-car garage with direct access into the home.
- * Additional gravel parking space.
- * Heating/Cooling Split system.
- * Rear lawn area with easy-care gardens.
- * Rainwater storage.
- * Quiet and inviting street.
- * Year Built 2014.
- * 138sqm living.
- * Land Size 300sqm.
- * Rental letter on request.
- * Current council rates \$441.35 per quarter.
- * Current ESL \$130.10 annually.

Close to Hollywood Plaza shopping complex - Nearby local transport options - Easy access to Port Wakefield Road and Northern Expressway. Within a 20-minute commute to the western side of Adelaide and Adelaide CBD - Short walking distance to Riverdale Primary School, Riverview Preschool Centre, and Happy Haven OSHC.

This home is an excellent opportunity for first-home buyers and investors alike.

For further enquiries, please contact Darren Hutton on 0408 086 249.

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 305453



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More About this Property

Property ID	1UW7G54
Property Type	House
House Size	138 m ²
Land Area	300 m ²
Including	Air Conditioning Built-in-Robes Secure Parking Fully Fenced Water Tank

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11 Felicia Avenue,
SALISBURY DOWNS



Living:	115.00SQ.M
Porch:	3.64SQ.M
Garage:	17.40SQ.M
TOTAL:	136.04SQ.M



This Drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be relied upon should be independently verified.