

## Salisbury Downs, 46 / 11 - 15 Hollywood Boulevard

### Effortless Retirement Living in a Prime Location

Andrew Rose of LJ Hooker is proud to present 46/11-15 Hollywood Boulevard, Salisbury Downs. Nestled within the secure and welcoming Village Life Salisbury complex, this charming unit is an ideal investment for a self-managed super fund or a fantastic opportunity to plan your future retirement in a supportive and community-focused environment.

Designed for ease of living, the unit features a functional kitchenette, a separate bathroom with laundry facilities, and a spacious combined lounge and dining area. Thoughtfully designed to accommodate mobility needs, it also offers a private rear courtyard and a beautifully maintained front lawn and garden area.

Inside, you'll find a comfortable bedroom with a built-in robe, soft carpeting throughout, reverse cycle split-system air conditioning, and the added security of screens and doors for



**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**  
UNDER CONTRACT BY ANDREW ROSE

**View**  
[ljhooker.com.au/66RAFDC](http://ljhooker.com.au/66RAFDC)

**Contact**  
**Andrew Rose**  
0421 988 597  
[andrew.rose@ljhcs.com.au](mailto:andrew.rose@ljhcs.com.au)  
**Gareth Dickins**  
0417883329  
[gareth.dickins@ljhcs.com.au](mailto:gareth.dickins@ljhcs.com.au)

**LJ Hooker Craigmore | Elizabeth |**  
**Salisbury**  
**(08) 8255 9555**



peace of mind.

Residents of Village Life Salisbury enjoy a range of fantastic amenities, including beautifully landscaped gardens, a BBQ area, covered walkways, a library, a resident's lounge, and a vibrant community activity centre. There's also the option to have some meals provided.

Perfectly positioned just a short stroll from Hollywood Plaza, medical facilities, public transport, and more, this is an excellent opportunity to embrace retirement living in a prime location.

Specifications:

- CT / 5940/975
- Title / Community Strata
- Community Fees / \$729.95 per quarter
- Council / Salisbury
- Built / 2004
- Estimated rental assessment / \$240-\$260 per week

Terms and conditions apply. Residency is subject to age restrictions.

This home is currently tenanted at \$235 per week until June 2025.

This is a wonderful opportunity to embrace independent living with the added benefits of support and community in a sought-after location.

Disclaimer:

We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.

RLA155355

## More About this Property

Property ID	66RAFD
Property Type	House

**Andrew Rose 0421 988 597**

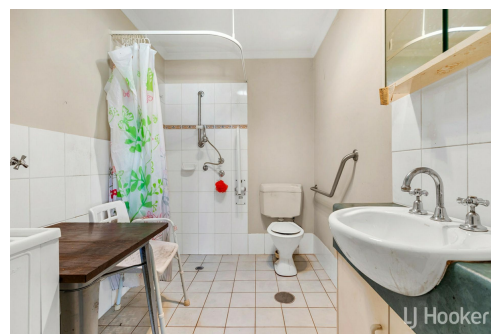
Senior Sales Representative | [andrew.rose@ljhces.com.au](mailto:andrew.rose@ljhces.com.au)

**Gareth Dickins 0417883329**

Sales Representative | [gareth.dickins@ljhces.com.au](mailto:gareth.dickins@ljhces.com.au)

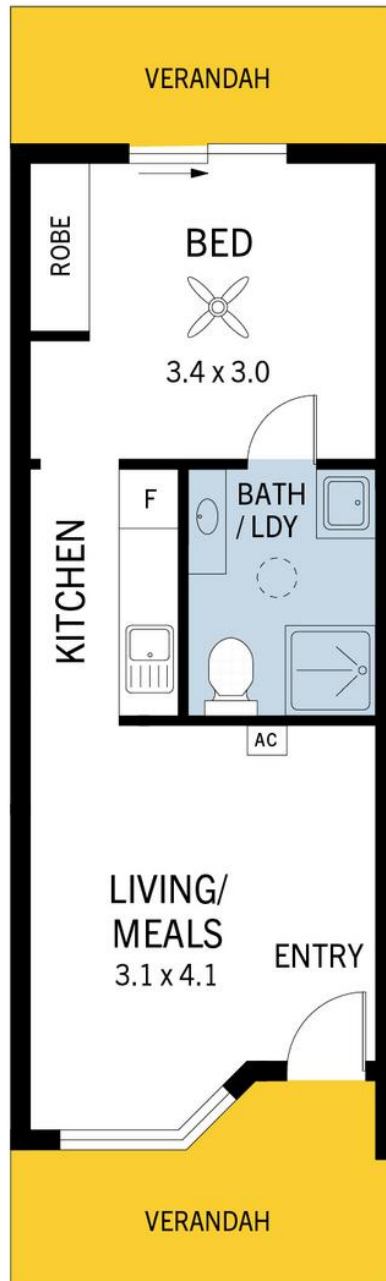
**LJ Hooker Craigmore | Elizabeth | Salisbury (08) 8255 9555**

Shop 17, Craigmore Village, Yorktown Road, CRAIGMORE SA 5114  
[craigmoreelizabeth.ljhooker.com.au](http://craigmoreelizabeth.ljhooker.com.au) | [Office@ljhces.com.au](mailto:Office@ljhces.com.au)



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DISCLAIMER: Floorplan and area calculation are approximate and for illustration purposes only.  
Produced by Property Portraits

Interior	33m <sup>2</sup>	<b>47m<sup>2</sup></b> <b>TOTAL</b>
Exterior	14m <sup>2</sup>	



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