

Salisbury East, 1 Spearman Avenue

A Home That Has It All



Nestled in the serene neighbourhood of Salisbury East, this stunning family home offers a perfect balance of space, comfort, and modern living. The formal lounge and dining areas are highlighted by raked ceilings, inviting an abundance of natural light into the home. Overlooking a tranquil reserve, this property provides a sense of calm and relaxation, perfect for those seeking a peaceful lifestyle.

This four-bedroom home is designed with comfort in mind. The master bedroom boasts an ensuite complete with a luxurious spa bath, walk in robe and ceiling fan, while the remaining three bedrooms are equipped with ceiling fans and built-in robes, ensuring convenience and comfort for the entire family.

Features you'll love

- * Four bedrooms, master with ensuite, walk in robe and ceiling fan
- * Bedroom two, three and four featuring built in robes and ceiling fans



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
\$760,000 - \$795,000

View
ljhooker.com.au/2AWUGJU

Contact
Donna Staines
0456 844 103
donnas@ljhsales.com.au

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

- * Spacious kitchen with plenty of storage, gas stove, 900mm wide oven, dishwasher and puratap
- * Ducted gas heating and wall gas heating to second living area
- * Evaporative cooling
- * Rainwater tank
- * Solar panels 6kw (approx.) 22 panels

Offering two entertaining areas, providing ample space for hosting gatherings and enjoying outdoor relaxation. Designed with ceiling fans, ensuring comfort during the warmer months. Whether you're entertaining guests or enjoying a quiet evening, these separate zones provide the perfect blend of functionality and style for all your outdoor needs.

This property boasts the ultimate shed/workshop! With convenient drive through access, this fully lined and insulated space is equipped with split system heating and cooling, ensuring year-round comfort. The workshop also features bright LED lighting, making it ideal for any project or storage needs.

Salisbury East is a thriving suburb known for its family friendly atmosphere, excellent schools and convenient amenities. You'll be within walking distance and easy reach to Gloucester shops, parks and public transport. Discover the ultimate blend of convenience and natural beauty in Salisbury East, where this inviting home awaits with a park and reserve just moments away.

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



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.

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

More About this Property

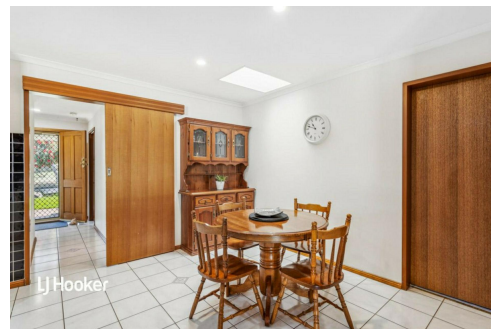
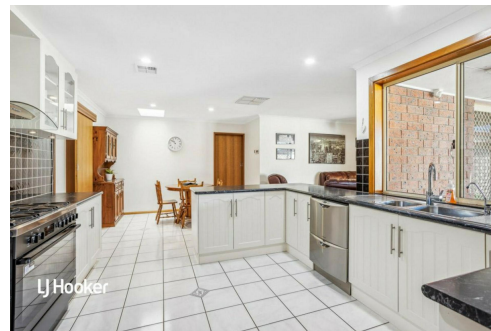
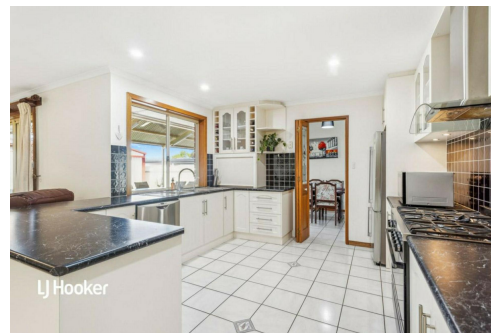
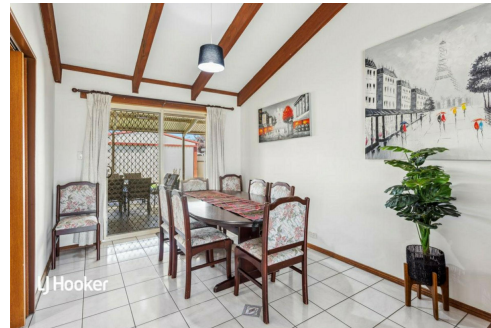
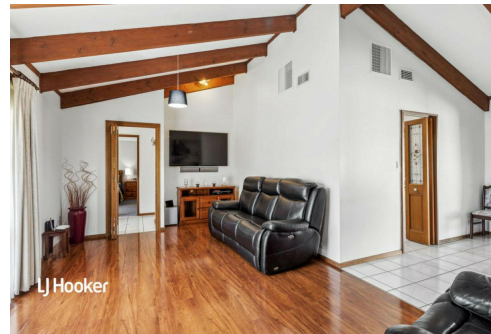
| | |
|---------------|---|
| Property ID | 2AWUGJU |
| Property Type | House |
| House Size | 177 m ² |
| Land Area | 630 m ² |
| Including | Air Conditioning Evaporative Cooling Outdoor Entertaining Workshop Built-in-Robes Secure Parking Solar Panels Water Tank |

Donna Staines 0456 844 103

Sales Specialist | donnas@ljhsales.com.au

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

North East, Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097
greenwithgoldengrove.ljhooker.com.au | info@ljhsupport.com.au



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.

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



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