

Salisbury East, 11 Sheedy Court

A Peaceful Retreat Backing Onto Cobbler Creek Reserve

If you're seeking a privately positioned home on a generous allotment, this charming property is sure to impress. Set on approximately 901m², the home enjoys a serene backdrop with the picturesque Cobbler Creek Reserve right at your doorstep.

Key Features:

- Three well-sized bedrooms
- Built-in robe to bedroom 1, ceiling fan in bedroom 2
- Separate formal lounge located at the front of the home
- Updated kitchen with stainless steel cooktop and under-bench oven, adjacent to meals area
- Ducted evaporative cooling plus split system reverse-cycle air conditioning in the lounge for year-round comfort
- Freshly painted interior and easy-care flooring throughout



For Sale
UNDER CONTRACT BY COREY VOSS

View
ljhooker.com.au/6725FDC

Contact
Corey Voss
0412 262 180
corey.voss@ljhces.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.

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Salisbury
(08) 8255 9555**

Outdoor Features:

- Rear pergola ideal for entertaining while enjoying the natural surroundings
- Ample parking with a carport and double lock-up garage

For the investors, the estimated rental return in the current market is approximately \$560 per week.

Location Highlights:

Nestled in a quiet, family-friendly neighbourhood, this home offers both privacy and convenience. You'll enjoy easy access to walking trails and nature within Cobbler Creek Reserve, while still being just a short drive from local schools, shopping centres, public transport, and other essential amenities. It's a location that combines the best of suburban living with a peaceful, natural outlook.

Don't miss out on this opportunity! Call Corey Voss on 0412 262 180 for more information.

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

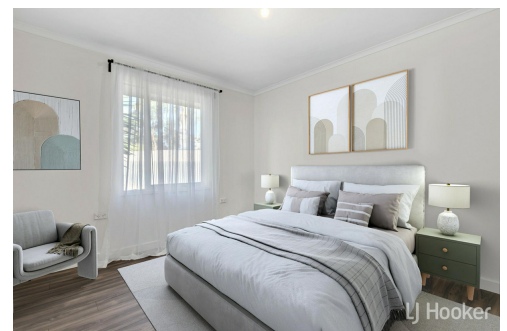
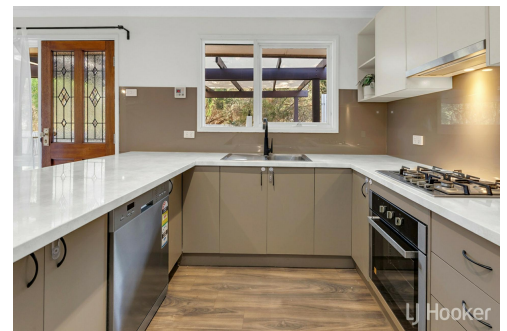
Property ID	6725FDC
Property Type	House
House Size	124 m2
Land Area	901 m2

Corey Voss 0412 262 180

Licensee & Senior Sales Representative | corey.voss@ljhces.com.au

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

Interior	110m ²	211m² TOTAL
Garage	47m ²	
Pergola	20m ²	
Carport	17m ²	
Shed	9m ²	
Porch	8m ²	