



## Salisbury East, 20 Piccadilly Road

The One You've Been Waiting For!

Auction Location: 20 Piccadilly Road, Salisbury East SA 5109

If you've been searching for a flexible family home that suits multi-generational living or a growing family, then stop the search, grab your calendar and make sure you don't miss this one!

Originally constructed in 1968 and having had tasteful updates completed, this home sits on an impressive easement and encumbrance free allotment of approximately 640 square metres, with a generous street frontage of approx. 23 metres.

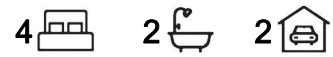
Features Include:

- \* Three bedrooms, all with built-in robes
- \* Bedrooms one and two with ceiling fans
- \* Versatile detached rumpus/retreat with split system, bathroom, and living area either an ideal 4th bedroom or flexible space!
- \* Additional security with roller shutters install to all windows throughout the home



**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**

SOLD AT AUCTION

**View**

By Appointment

**Contact**

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

- \* LED downlights installed throughout the home
- \* New carpet installed in bedrooms 1, 2 and 3
- \* Central kitchen with ample storage, gas-cooktop, electric oven and breakfast bar
- \* Split system heating and cooling in dining area
- \* Solid brick construction
- \* Solar system installed
- \* Ample off-street parking with double driveway and secure double carport with automatic roller doors



An exciting opportunity awaits the lucky purchaser to move straight in and start enjoying this beautiful home, along with all the lifestyle benefits of living in such a desirable suburb!

You'll be just a stone's throw from local schools, sporting clubs, shops, and public transport.

Plus, only a short drive to major retailers at Westfield Tea Tree Plaza and the trendy cafés nearby at Saints Road Shopping Centre and the Grove Shopping Centre.



With quality homes in high demand and short supply, you won't want to miss this one. 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 About this Property

<b>Property ID</b>	2BX7GJU
<b>Property Type</b>	House
<b>House Size</b>	118 m2
<b>Land Area</b>	640 m2
<b>Including</b>	Air Conditioning Dishwasher Built-in-Robes Secure Parking Fully Fenced Solar Panels



**Ryan Graham 0400 912 287**

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**Donna Staines 0456 844 103**

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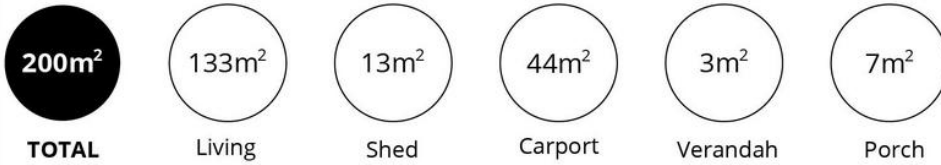
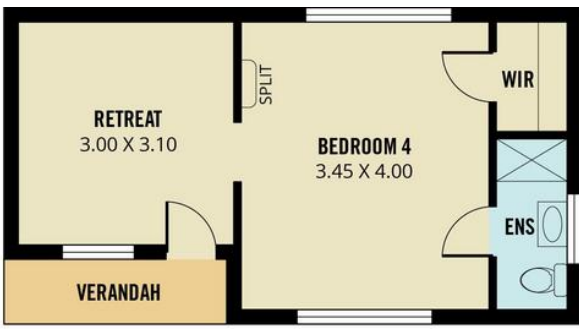
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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