

## Salisbury East, 22 Barrington Crescent

Nest or Invest!!!



This beautifully presented three-bedroom home in Salisbury East is a fantastic opportunity for both savvy investors and first-time homebuyers. Step inside to discover a spacious front lounge room filled with natural light, creating a warm and inviting atmosphere. Timber floors add charm and character, while the home is equipped with evaporative cooling, a wall unit for additional cooling, and gas heating - ensuring year-round comfort. The central kitchen offers plenty of storage and bench space, making meal preparation a breeze, while seamlessly connecting to the dining area.

Outside, the expansive backyard offers ample space for entertaining, whether you're hosting weekend barbecues or simply unwinding in the fresh air. A large shed provides valuable additional storage or the perfect space for hobbies, ensuring both practicality and versatility.

Features you'll love:



**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**  
\$549,000

**View**  
[ljhooker.com.au/2BE9GJU](http://ljhooker.com.au/2BE9GJU)

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

- \* Three bedrooms, master bedroom and bedroom two with built in robe
- \* Spacious living and dining
- \* Evaporative cooling / gas heating
- \* Low maintenance timber floors
- \* Gas cooking / hot water
- \* Solid brick construction

Conveniently located, you'll have easy access to local schools, parks and shopping, making daily life a breeze. This home is not just neat and tidy, it's move-in ready for you to make it your own. Don't miss out on this incredible opportunity to secure a charming property that perfectly balances comfort and potential.

CT | 5332/795

Easements | Nil

Frontage | 18.2m

Land size | 590sqm (approx.)

Built | 1971

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

## More About this Property

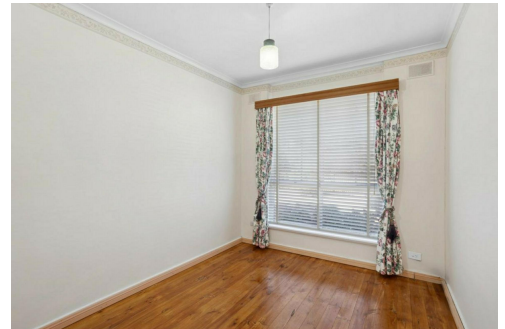
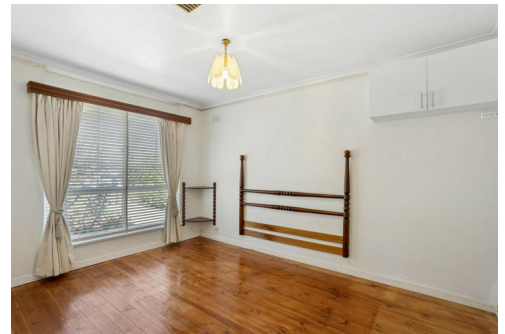
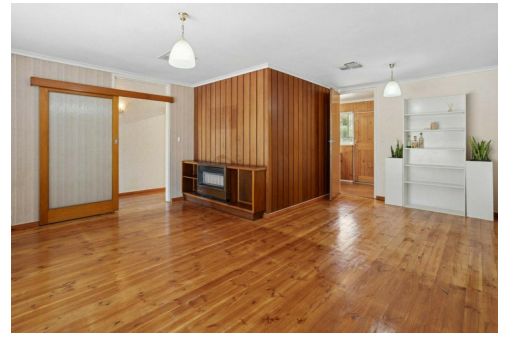
<b>Property ID</b>	2BE9GJU
<b>Property Type</b>	House
<b>House Size</b>	105 m2
<b>Land Area</b>	590 m2
<b>Including</b>	Air Conditioning Evaporative Cooling Built-in-Robes Secure Parking Fully Fenced

**Donna Staines 0456 844 103**

Sales Specialist | [donnas@ljhsales.com.au](mailto:donnas@ljhsales.com.au)

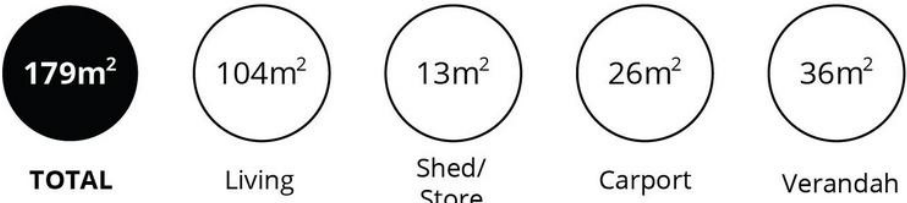
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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