







31 Jeffries Road, Salisbury East

A Home for You

Proudly positioned on a generous 690sqm allotment, this immaculate 1970-built home in Salisbury East offers the perfect blend of modern improvements, comfortable living and everyday practicality. With a range of renovations and upgrades already completed, much of the heavy lifting has already been taken care of, allowing you to move straight in and enjoy.

Featuring three well-proportioned bedrooms, a welcoming open-plan lounge, dining and kitchen area, and an impressive outdoor entertaining space, this well-presented home is an excellent opportunity for families, first-home buyers and savvy investors alike.

Property Features You'll Love:

- Master bedroom complete with built-in robe, ceiling fan and roller shutter
- Bedroom two featuring a ceiling fan, with bedroom three offering a built-in robe
- Roller shutters throughout for added security
- Ducted reverse cycle heating and cooling (replaced and upgraded in 2022)
- Renovated bathroom showcasing stylish floor-to-ceiling tiling
- Separate toilet for added convenience
- Ample linen storage

3 1 1

FOR SALE
$789,000 - $839,000

VIEW
Sat 21st Nov @ 10:00AM - 10:30AM

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

AGENCY
LJ Hooker Property Specialists
(08) 8289 6660

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

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- Low-maintenance flooring for easy everyday living
- Modern, functional kitchen equipped with gas cooking and an impressive 900mm-wide oven
- Fully renovated laundry with a fresh, contemporary finish
- NBN connected
- Automatic irrigation to gardens
- Automatic roller door with convenient drive-through access
- Impressive concrete and powered shed/workshop, ideal for hobbies, storage or the home handyman

Step outside and discover the outdoor veranda, providing the perfect setting for weekend barbecues, relaxed afternoons or entertaining family and friends. The spacious backyard offers plenty of room for children and pets to play, with ample space to enjoy the outdoors without the burden of extensive maintenance.

The impressive shed is a standout feature that truly completes the backyard, offering endless possibilities for hobbyists, tradespeople, workshop enthusiasts and car enthusiasts alike. With a concrete floor, power connected and convenient drive-through access, it's the perfect space for working on projects, storing vehicles, setting up a workshop or creating your very own hobby haven. Practical, versatile and full of potential, this is a fantastic addition that takes the property to the next level and is sure to impress those looking for extra space to work, create and enjoy.

Positioned for everyday convenience, this home is ideally located close to a range of local amenities, including Maddison Park Primary, Salisbury East High School, Tyndale Christian School, The Grove Shopping Centre and Saints Shopping Centre. With public transport nearby and easy access to major road networks for a straightforward commute into the Adelaide CBD, everything you need is within easy reach.

Whether you're looking for a home to move straight into, a comfortable place to raise a family or a smart addition to your investment portfolio, this beautifully updated Salisbury East property is one you won't want to miss!

CT | 5610/939
Frontage | 18.5m (approx.)
Easement | No
Council rates | $1616 (approx.)

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

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MORE DETAILS

Property ID	2E44GJU
Property Type	House
House Size	108 m2
Land Area	690 m2

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246m²	107m²	51m²	63m²	25m²
TOTAL	Living	Verandah	Garage	Carport

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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