



Salisbury East, 4 Grantham Court

THIS MUST BE SOLD MAKE AN OFFER

Nestled in one of Salisbury East's most sought-after, leafy pockets, this charming home offers privacy, tranquility, and the rare advantage of having only one neighboring property. Tucked at the end of a quiet cul-de-sac, it's a true hidden treasure waiting to be discovered.

Step inside to find a warm and inviting interior featuring polished timber floors, high ceilings, and ducted reverse cycle air conditioning for year-round comfort. The formal lounge provides a cozy retreat, while the flexible fourth bedroom can easily serve as a second living area or home office. The beautifully updated kitchen, complete with sleek stainless steel appliances, flows seamlessly into the dining area-perfect for both everyday living and entertaining.

Three generously sized bedrooms provide comfortable accommodation, with the master bathed in natural light and featuring built-in robes. The second bedroom also offers a built-



For Sale
UNDER CONTRACT BY ANDREW ROSE

View
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in robe, while both the master and second bedroom are enhanced by ceiling fans for added comfort. A well-appointed family bathroom completes the home, ensuring convenience for the whole household.

Outdoors, an undercover entertaining area invites relaxed gatherings, while the generous 695sqm (approx.) allotment offers plenty of space for children and pets to enjoy. A triple-length garage and additional off-street parking provide ample room for vehicles, tools, and toys.

Key Features:

- Spacious 695sqm (approx.) allotment
- Stylishly updated kitchen
- Ducted reverse cycle heating & cooling
- Only one neighboring property
- Prime cul-de-sac location
- Brand new gas hot water system (2025)

Specifications:

- CT / 5620/861
- Council / City of Salisbury
- Built / 1968
- Easements / NIL
- Estimated rental return / \$590-\$630 per week

Ideally located for families, this home is within easy reach of quality schools, including Tyndale Christian School, Gulfview Heights Primary, and Madison Park Primary. Shopping options are abundant, with both Golden Grove Shopping Centre and Manor Farm Shops just minutes away. For outdoor enthusiasts, Cobbler Creek Recreation Park offers scenic walking trails, bike tracks, and playgrounds-an ideal retreat for the whole family.

Don't miss this opportunity to secure a well presented home in a peaceful, highly sought-after location.

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



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More About this Property

Property ID	66SYFDC
Property Type	House

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INTERNAL - 185.8 SQM
 EXTERNAL - 56.6 SQM
 TOTAL - 242.4 SQM

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