



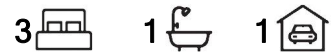
## Salisbury East, 9 Trueman Avenue

Your Next Move in Salisbury East!

Perfectly positioned in the heart of Salisbury East, this well-loved home offers the ideal opportunity for first-home buyers, savvy investors or downsizers seeking comfort, space and convenience!

From the moment you arrive, you'll appreciate the warmth and flexibility this home provides. Boasting a functional floorplan with two separate living areas, the layout caters to growing families, those working from home or anyone needing extra space to unwind and entertain.

Inside, you'll find three generous bedrooms, including built-in robes to the master and third bedroom, ensuring plenty of storage. The home is a balance between practicality and comfort, with easy-care flooring through the lounge and hallway and cosy carpets in each of the bedrooms.



**For Sale**  
Offers Closed

**View**  
By Appointment

**Contact**  
**Donna Staines**  
0456 844 103  
donnas@ljhsales.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.

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

The heart of the home is the well-appointed kitchen, featuring ample cupboard storage, gas cooking, and a PuraTap - perfect for everyday convenience. A standout bonus is the spacious second living area, ideal as a teenager's retreat, games room or even a home theatre - tailor it to suit your lifestyle!

Additional Features You'll Love:

- \* Three bedrooms, with built-in robes to the master and third bedroom
- \* Evaporative cooling for year-round comfort
- \* Gas heating in both the lounge and second living area
- \* Spacious kitchen with generous storage and gas appliances
- \* Neat and tidy bathroom with separate toilet
- \* Solar panels (8 panels)
- \* Fruit trees in the backyard, including lemon and orange
- \* Garden shed for added outdoor storage
- \* Dual driveways - one with internal access through the secure carport/garage

Outside, the private rear yard offers space to relax, play or garden - featuring established fruit trees and a garden shed for all your storage needs. Whether you're enjoying a quiet morning coffee or hosting a weekend barbecue, this outdoor space is ready for your personal touch.

With all the hard work already done, this solid and versatile home is move-in ready and full of future potential. Positioned in a highly sought-after suburb close to schools, parks, public transport, and shopping amenities, this is a smart buy you won't want to miss.

CT - 5543/694

Land size- 580sqm (approx.)

House size - 132sqm (approx.)

Frontage - 18.8m (approx.)

Zone - General Neighbourhood

Built - 1969

Easements - Nil

Don't wait - secure your future in Salisbury East 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



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## More About this Property

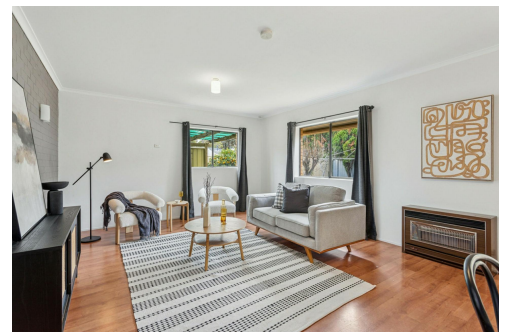
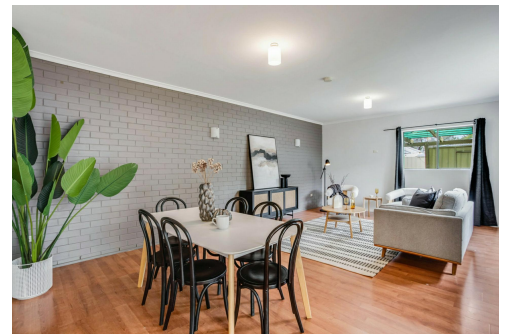
Property ID	2C37GJU
Property Type	House
House Size	132 m2
Land Area	580 m2

**Donna Staines 0456 844 103**

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

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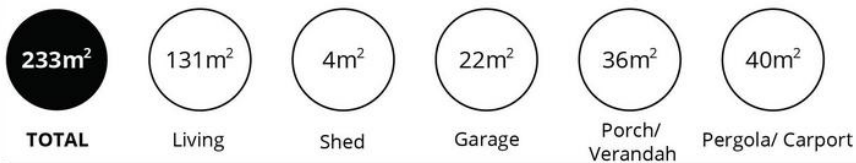
North East, Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097  
[greenwithgoldengrove.ljhooker.com.au](http://greenwithgoldengrove.ljhooker.com.au) | [info@ljhsupport.com.au](mailto:info@ljhsupport.com.au)



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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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