

1/41 Birch Avenue, Salisbury East

Where Modern Design Meets Everyday Comfort

Step into a home where comfort meets everyday enjoyment. Built in 2017, this beautifully presented property is ideal for first home buyers, families, downsizers, or investors seeking a space that's as functional as it is stylish. Sunlight fills the open-plan living and dining area through large windows, creating a warm, inviting space for relaxing, entertaining or spending quality time together.

The contemporary kitchen, complete with gas cooktop, electric oven and dishwasher, making mealtime effortless. Neutral tones, dimmable downlights and reverse cycle air conditioning ensure a stylish, comfortable and welcoming atmosphere throughout the home all year round.

The master bedroom is a peaceful retreat, featuring a walk-in robe, ensuite, ceiling fan, and downlights, while the remaining bedrooms offer built-in robes for added convenience.

Outside, the undercover alfresco area flows seamlessly from the living space, perfect for weekend gatherings, morning coffees, or quiet evenings under the stars. The grassed area provides a safe, open space for children and pets to play, while a double garage adds

3  2  2 

FOR SALE
\$699,000 - \$759,000

AGENTS

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AGENCY

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

 **LJ Hooker**

convenience for larger families. Combining thoughtful design with modern comfort, this home isn't just a place to live - it's a lifestyle to enjoy every day.

Features to Love:

- Three bedrooms, master with ensuite, walk-in robe, ceiling fan and dimmable downlights
- Bedrooms 2 and 3 with built-in robes
- Spacious open-plan living and dining with plenty of natural light
- Ducted reverse cycle air conditioning for year-round comfort
- Undercover alfresco
- Double car garage
- Security system with external cameras for peace of mind
- NBN connectivity
- Garden shed
- Gas hot water system

Conveniently positioned close to quality schools including Tyndale Christian College and Salisbury East High School, this home offers effortless access to Saints Shopping Centre, public transport, and local amenities.

Enjoy a lifestyle of convenience, comfort and connection - perfect for families seeking the ideal balance of everyday living and leisure.

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.

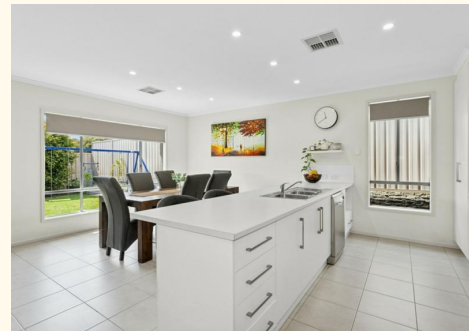
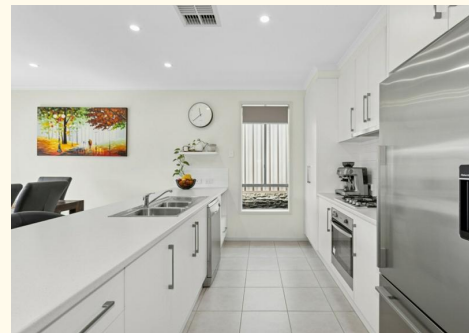
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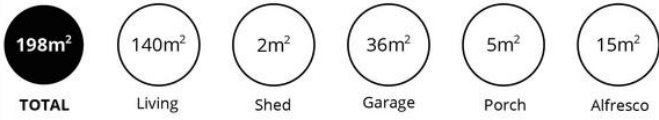
MORE DETAILS

Property ID	2CCJGJU
Property Type	House
House Size	170 m2
Land Area	370 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Alarm Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

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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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