

## Salisbury East, 2/30 Iveleary Avenue

Perfect first home, downsizer or for the savvy investor!

Indulge in low-maintenance living in this charming two-bedroom home, which has been owner occupied the entire time.

Nestled at the end of a quiet no through road in the heart of Salisbury East, it offers easy access to amenities, public transport, and schooling.

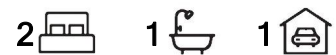
Discover the expansive backyard, a rare find for a property like this, perfect for unwinding on lazy afternoons. Ideal for the green-thumbed buyer eager to leave their mark.

Features include:

- \* Main bedroom with built-in robes and double doors leading to the rear yard.
- \* Spacious second bedroom.
- \* Open-plan meals and living area.



**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**  
\$385,000 - \$415,000

**View**  
[ljhooker.com.au/1URZG54](http://ljhooker.com.au/1URZG54)

**Contact**  
**Maigen Norman**  
0418 557 597  
[maigenn@ljhsales.com.au](mailto:maigenn@ljhsales.com.au)

**LJ Hooker Gawler | Barossa**  
**(08) 8522 3311**



- \* A well-appointed kitchen with electric stove top, ample bench space and cabinetry.
- \* Main bathroom with separate toilet.
- \* Quality window treatments throughout.
- \* A freestanding slow combustion wood heater in the main living area for cozy ambiance
- \* Reverse cycle split system for year-round comfort.
- \* Undercover carport for added convenience.

For further enquiries, please contact Maigen Norman on 0418 557 597.

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 305453

## More About this Property

Property ID	1URZG54
Property Type	House
House Size	91 m²
Land Area	386 m²
Including	Air Conditioning Fire Place Built-in-Robes

**Maigen Norman 0418 557 597**  
Sales Specialist | maigenn@ljhsales.com.au

**LJ Hooker Gawler | Barossa (08) 8522 3311**  
26 Adelaide Road, GAWLER SA 5118  
gawlerbarossa.ljhooker.com.au | gawler@ljhsupport.com.au



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2/30 Iveleary Avenue,  
**SALISBURY EAST**



Living:	87.94SQ.M
Carport:	15.68SQ.M
Verandah:	3.36SQ.M
Wood Shed/Porch:	8.67SQ.M
<b>TOTAL:</b>	<b>115.65SQ.M</b>



This Drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be relied upon should be independently verified.