

Salisbury East, 1/1 Clayson Road

The Perfect Starter or Ideal Investment!

Built in 1990, this 2-bedroom unit is perfect for those starting out and looking to get into the property market, someone looking to downsize or savvy investors looking to add to their property portfolio. Offering a spacious front living room with modern kitchen and adjacent meals area, secure parking for one vehicle in the single auto garage, and additional driveway space for two more vehicles.

Accessible via Main North Rd (service road) enter via Earl Ave and Sheriff St, via Clayson Rd

Features include:

- * 2 bedrooms, both with built-in robes
- * Large lounge with bay window
- * Modern kitchen with tiled splash back, gas cooktop, oven and overhead cupboards
- * Meals area adjacent



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
\$429,000 - \$459,000

View
By Appointment

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

- * Ducted evaporative cooling and ducted gas heating throughout
- * Laminate timber floors
- * Bathroom with bath, shower and updated vanity, separate toilet
- * Home alarm
- * Low-maintenance rear yard with garden shed and clothes line
- * Single auto garage with internal access
- * Guest carpark space in front yard

Just two properties in the group, meaning no expensive strata fee just a shared water supply charge, and building insurance over both homes per year.

** Joint Building insurance per year = \$1,222.96 / Unit 1 pays \$611.48 **

Easy commuting via Main North Rd to the Adelaide CBD, this really is the perfect starter or this ideal investment property!

Enquire 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 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 208516

More About this Property

Property ID	2AG2GJU
Property Type	Unit
House Size	102 m ²
Land Area	244 m ²
Including	Air Conditioning Ducted Cooling Ducted Heating Evaporative Cooling Alarm Secure Parking Fully Fenced

Shaun Roberts 0435 367 534

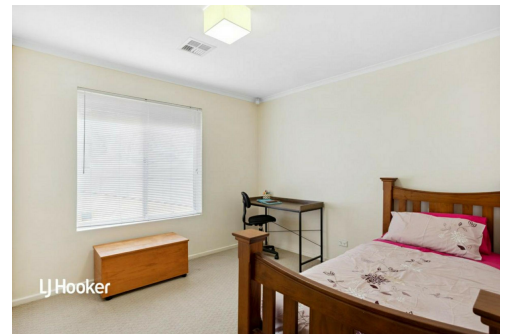
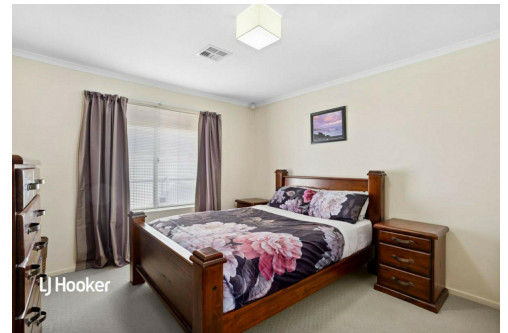
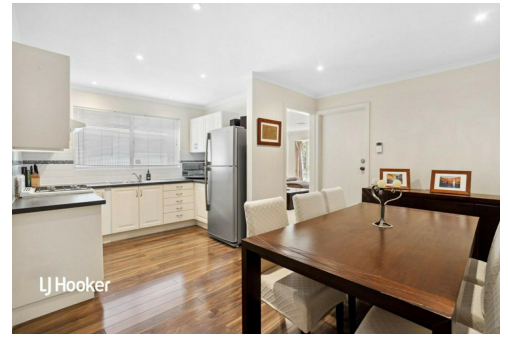
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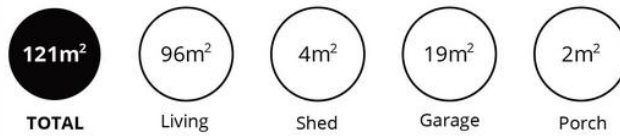
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified. Produced by The Fotobase Group