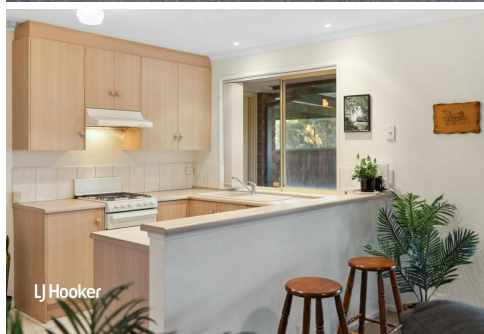
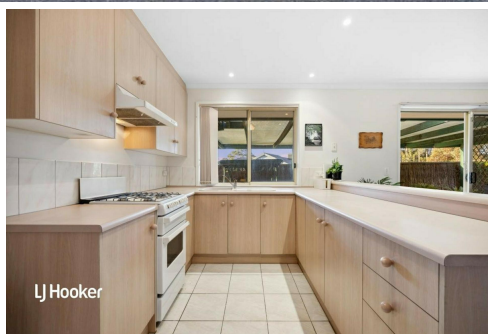




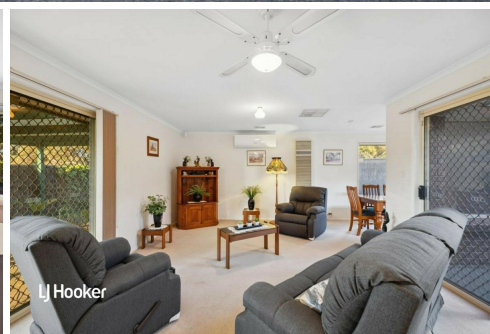
LJ Hooker



LJ Hooker



LJ Hooker



LJ Hooker

## Salisbury Heights, 11 Marbury Place

### New Home for Christmas?

Tucked away in this peaceful location, you'll find Marbury Place, a beloved home that's ready for its new owner.

No matter your situation, this home is certain to impress.

Situated on a comfortable allotment of approximately 380 sqm of Torrens Titled land, this presents a perfect opportunity to secure a new home in the sought-after suburb of Salisbury Heights.

Key features include:

- \*Two generous bedrooms, with the master bedroom featuring a wall-length built-in robe.
- \*Two-way access bathroom with a separate toilet.
- \*An open-plan living space with a separate meals 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

\$449,000 - \$490,000

#### View

[ljhooker.com.au/29JUGJU](http://ljhooker.com.au/29JUGJU)

#### Contact

##### Ryan Graham

0400 912 287

[ryang@ljhsales.com.au](mailto:ryang@ljhsales.com.au)

##### Steve Lund

0474 991 234

[stevel@ljhsales.com.au](mailto:stevel@ljhsales.com.au)

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**(08) 8289 6660**

- \*Year-round comfort provided by Ducted Heating and cooling throughout the house.
- \*A spacious kitchen with ample storage, a breakfast bar, and a gas cooktop.
- \*A split system installed in the main living area.
- \*Ceiling fans in bedroom 1 and the meals/living area.
- \*An additional courtyard, perfect for enjoying the afternoon sun.
- \*A large paved pergola with a lawn area at the rear, ideal for hosting family BBQs.
- \*Ample off-street parking with a secure single garage offering both internal and external access.

This is a rare opportunity to acquire a quality property in this highly desirable location. Whether you're a first-time homebuyer seeking an entry-level property, a downsizer looking for a low-maintenance and stress-free lifestyle, or a savvy investor aiming to capitalize on strong rental yields and bolster your investment portfolio, this property is sure to impress.

Located in a prime area, you'll find yourself spoiled for choice. The Saints shopping centre and Golden Grove shopping centers are moments away. There is also close proximity to a number of local schools, both public and private, early learning centers, and local sporting clubs.

Your weekends can be spent enjoying the extensive walking trails at Cobbler Creek Reserve, or closer to home, you can spend time at the beautiful St Albans Drive Reserve and Playgrounds.

Furthermore, there are various public transport options, making commuting to the Adelaide CBD a breeze.

This home deserves a visit, and with so much on offer, it won't last long.

Contact Ryan Graham now to ensure you don't miss out on this opportunity! 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 any of our 3 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



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Grove | Mawson Lakes | Modbury  
(08) 8289 6660**

## More About this Property

**Property ID** 29JUGJU

**Property Type** House

**House Size** 112 m<sup>2</sup>

**Land Area** 380 m<sup>2</sup>

### Ryan Graham

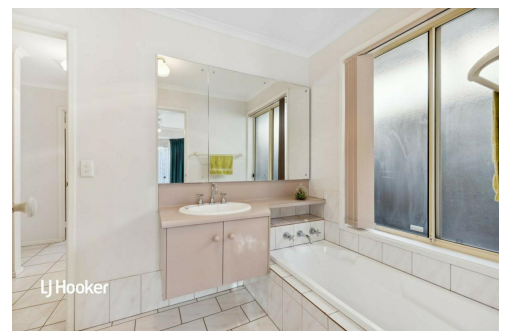
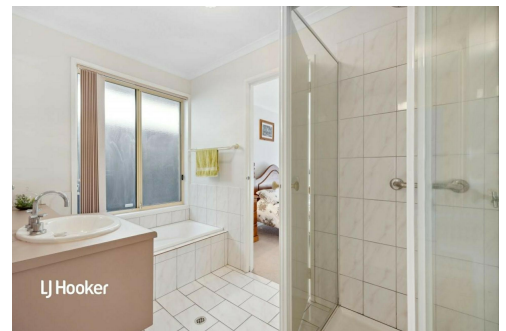
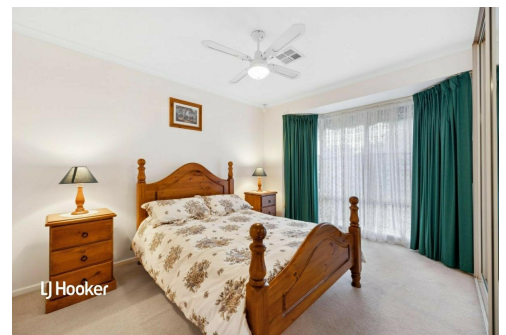
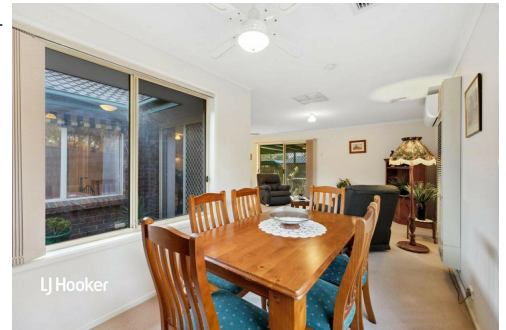
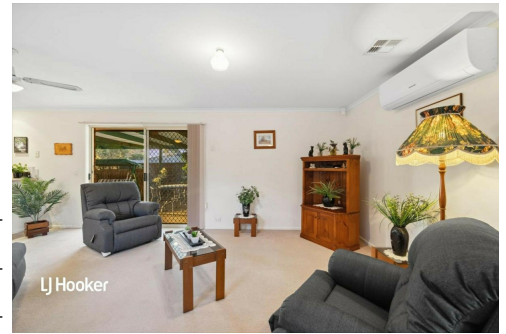
Sales Specialist | [ryang@ljhsales.com.au](mailto:ryang@ljhsales.com.au)

### Steve Lund

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

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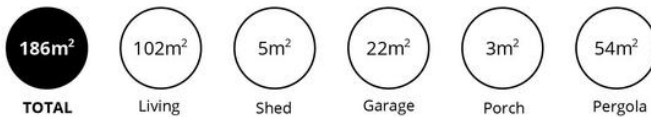
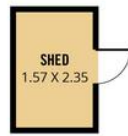
North East, Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097  
[greenwithgoldengrove.ljhooker.com.au](http://greenwithgoldengrove.ljhooker.com.au) | [info@ljhsupport.com.au](mailto:info@ljhsupport.com.au)



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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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