



Salisbury Heights, 14 Minor Court

Unique Family Home with External Rumpus Room.

Welcome to your new home, presented by Andrew Rose of LJ Hooker. This charming 3-bedroom, 2-bathroom single garage residence boasts a unique floor plan designed for modern living.

As you step inside, bask in the welcoming embrace of abundant natural light that fills the home. The thoughtfully crafted layout features multiple living areas, providing versatile spaces for both relaxation and entertainment.

Bedroom 3, located at the front of the home, offers direct access to the two-way bathroom, providing convenience and privacy. Both bedrooms 2 and 3 are equipped with built-in robes, ensuring ample storage for your comfort.

Discover the master bedroom nestled in the heart of the home, featuring a walk-



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

UNDER CONTRACT BY ANDREW ROSE

View

ljhooker.com.au/64ZMFDC

Contact

Andrew Rose

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**LJ Hooker Craigmore | Elizabeth |
Salisbury**

(08) 8255 9555

in robe, ensuite, and direct access to the backyard. This central location creates a sense of retreat within your own abode.

The neutral kitchen, overlooking the dining area, seamlessly connects the heart of the home. Step outside to the backyard, extending your living space to the outdoors. The backyard is a haven with multiple undercover areas, providing plenty of room for the budding gardener, kids to play, and pets to roam freely.

A standout feature of this property is the expansive external rumpus room/teenage retreat. Equipped with its own split system, this versatile space offers endless possibilities for entertainment, relaxation, or a private escape.

Standout Features :

- Large External Rumpus room/teenage retreat
- Heating and cooling for year round comfort
- Garden shed
- Updated kitchen
- Great location

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.

This home is currently tenanted until June 2024 at \$400 Per week.

In today's rental market we believe this home could achieve \$560-\$580 per week.

This residence is more than a home; it's a harmonious blend of thoughtful design and functional living. Embrace the lifestyle this property affords, where every corner is a testament to comfort and style. Your new chapter awaits in this delightful haven.

Disclaimer:

We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.

RLA155355



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More About this Property

| | |
|----------------------|---------------------|
| Property ID | 64ZMFDC |
| Property Type | House |
| Including | Alarm Dishwasher |

Andrew Rose

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DISCLAIMER: Floorplan and area calculation are approximate only. Measurements should be verified by the buyer.

Produced by Property Portraits

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|--------------|-------------------------|
| Interior | 152m ² |
| Rumpus | 27m ² |
| Garage | 25m ² |
| Exterior | 125m ² |
| TOTAL | 329m² |