



2 Marbury Place, Salisbury Heights




## A Home Filled with Love

Built in 1992 and proudly held by the one family since day one, this beautiful and well-loved home offers a rare opportunity to secure a property that has been genuinely cared for over the years. Perfectly suited for those starting out, growing families or buyers searching for a forever home, the thoughtful layout offers the ideal balance of comfort, space and functionality. Multiple living areas ensure there is room for everyone, with two separate lounge areas and two dining spaces providing flexibility for both everyday living and entertaining guests.

The master bedroom is privately positioned at the rear of the home, creating a peaceful retreat complete with a built-in robe, split system heating and cooling, private backyard access, and convenient ensuite access featuring a relaxing spa bath. Bedrooms two and three are generously sized and both include built-in robes, making them perfect for family members or guests. With space, privacy and a warm and welcoming atmosphere throughout, this home provides the perfect setting to create lasting family memories.

### Key Features You Will Love:

- Three well-sized bedrooms, including a spacious master suite with split system heating and cooling, built-in robe, backyard access and convenient ensuite access with a relaxing spa bath

3  2  2 

**FOR SALE**  
\$800,000 - \$850,000

**VIEW**  
By Appointment

**AGENTS**  
Donna Staines  
0456 844 103  
donnas@ljhsales.com.au

**AGENCY**  
LJ Hooker Property Specialists  
(08) 8289 6660

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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**

- Bedrooms two and three are generously sized and both offer built-in robes
- Multiple living zones offering comfort for the whole family, serviced by two split system heating and cooling units in the main family area, along with combustion heating for cosy winter evenings
- Freshly painted throughout with brand new carpets recently installed, giving the home a fresh and move-in-ready feel
- Tinted windows to the front of the home, helping to enhance privacy
- Kitchen equipped with an electric stove, oven and dishwasher for everyday convenience
- Solar panel system with battery storage to help reduce energy costs
- Intercom system installed throughout the home for added convenience
- Outdoor area featuring established fruit trees including lemon and lime, along with a handy garden shed for additional storage

Step outside and discover a wonderful entertaining area that flows seamlessly from the main family living space, creating the perfect extension of the home. Designed for effortless indoor-outdoor living, this inviting space is ideal for hosting family gatherings, weekend barbecues, or simply relaxing with friends. With plenty of room to entertain and enjoy the outdoors, it allows you to make the most of every season and truly embrace year-round entertaining.

Perfectly positioned in a quiet and family-friendly cul-de-sac, the home also enjoys the added benefit of being just moments from a brand-new park constructed in 2025, providing a fantastic space for children to play and families to enjoy the outdoors. This wonderful location adds even more lifestyle appeal to an already impressive home.

CT | 5268/501  
Easement | Yes  
Built | 1992

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.  
RLA 208516

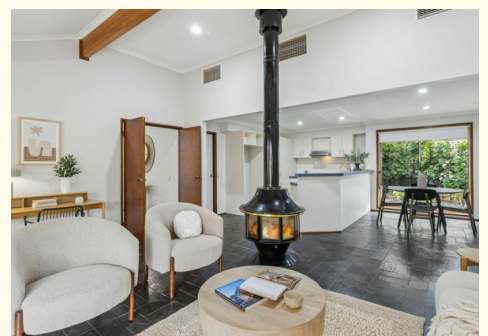
## MORE DETAILS

Property ID	2D58GJU
Property Type	House
House Size	132 m2
Land Area	540 m2
Including	Built-in-Robes

**Donna Staines 0456 844 103**  
Sales Specialist | [donnas@ljhsales.com.au](mailto:donnas@ljhsales.com.au)

**LJ Hooker Property Specialists (08) 8289 6660**  
Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097  
[propertyspecialists.ljhooker.com.au](http://propertyspecialists.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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