

## Salisbury Heights, 28 Cobbler Circuit

Perfect if you're starting out and ideal if you're slowing down!

Tucked away in the exclusive and quiet Golden Gateway Estate, it is a pleasure to bring this stunning home to the open market!

A home that encapsulates low-maintenance living, set on a manageable easement-free allotment of approx. 386 sqm, this property presents the perfect opportunity for those seeking a simplistic, low-maintenance lifestyle in a sought-after, centralized location in Salisbury Heights.

Features You Will Love:

- \* Three generously sized bedrooms
- \* Master bedroom with walk-in robe, split system heating & cooling, ceiling fan
- \* Bedroom 2 with built-in robe
- \* Two-way access bathroom with separate toilet



**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**  
\$610,000 - \$660,000

**View**  
[ljhooker.com.au/2ASBGJU](http://ljhooker.com.au/2ASBGJU)

**Contact**  
**Ryan Graham**  
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**Steve Lund**  
0474 991 234  
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**LJ Hooker Greenwith | Golden Grove  
| Mawson Lakes | Modbury  
(08) 8289 6660**

- \* Set-and-forget lifestyle with roller shutters fitted throughout all windows
- \* Open-plan living at the rear of the home
- \* Large kitchen with gas cooktop, breakfast bar, double sink, and built-in pantry
- \* Split system heating and cooling in the living area
- \* Gas wall heater in the living area
- \* Single garage with automatic roller door and internal access for secure parking
- \* Alarm system installed
- \* Irrigation system installed
- \* Low-maintenance yards, both front and rear
- \* Undercover entertaining area with café blinds-an ideal spot to take in the afternoon sun or enjoy a family BBQ!

Whether you are a first homeowner seeking an entry-level property, a downsizer looking for a low-maintenance and stress-free lifestyle, or a savvy investor looking to take advantage of the strong rental yield, this one is sure to impress!

On offer is a move-in-with-nothing-to-do opportunity, or perhaps the chance to add your own touches and color schemes! With Cobbler Creek on your doorstep, you can spend your weekends taking a stroll along some of the most scenic and beautiful walking trails. Situated only moments from Saints Shopping Centre or Golden Grove Shopping Centre, local schools both public and private, local sporting clubs, and with public transport options aplenty, getting into the Adelaide CBD is a breeze!

Contact Ryan Graham now to ensure this doesn't become another missed 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 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



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## More About this Property

Property ID	2ASBGJU
Property Type	House
House Size	133 m <sup>2</sup>
Land Area	386 m <sup>2</sup>
Including	Air Conditioning Built-in-Robes Secure Parking Fully Fenced Remote Garage

**Ryan Graham 0400 912 287**

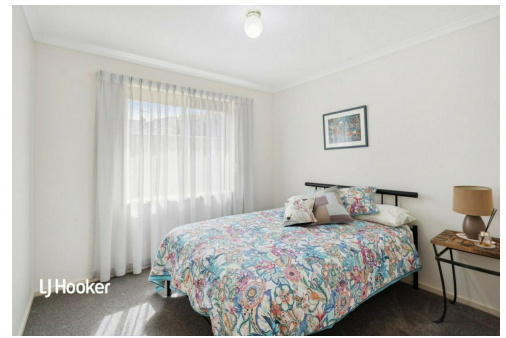
Sales Specialist | [ryang@ljhsales.com.au](mailto:ryang@ljhsales.com.au)

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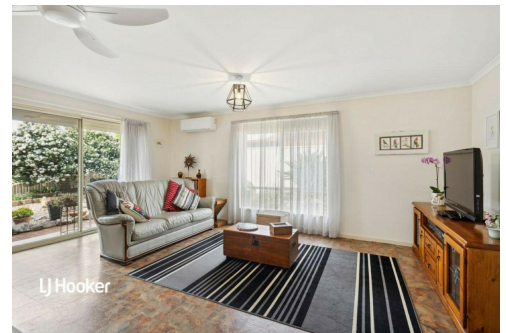
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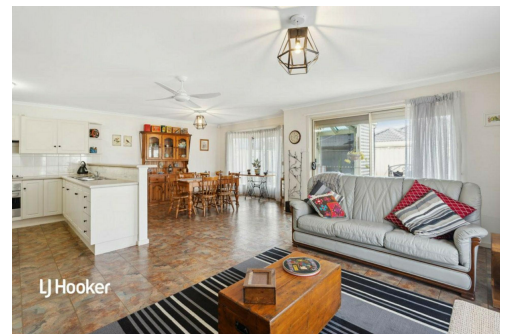
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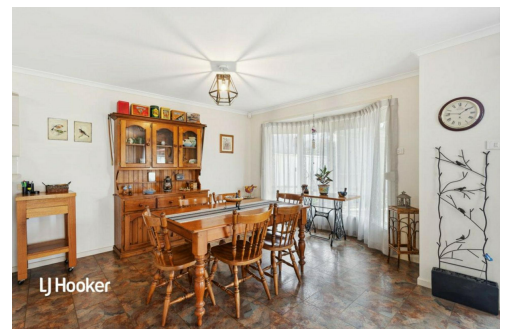
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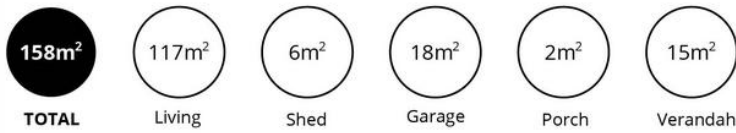
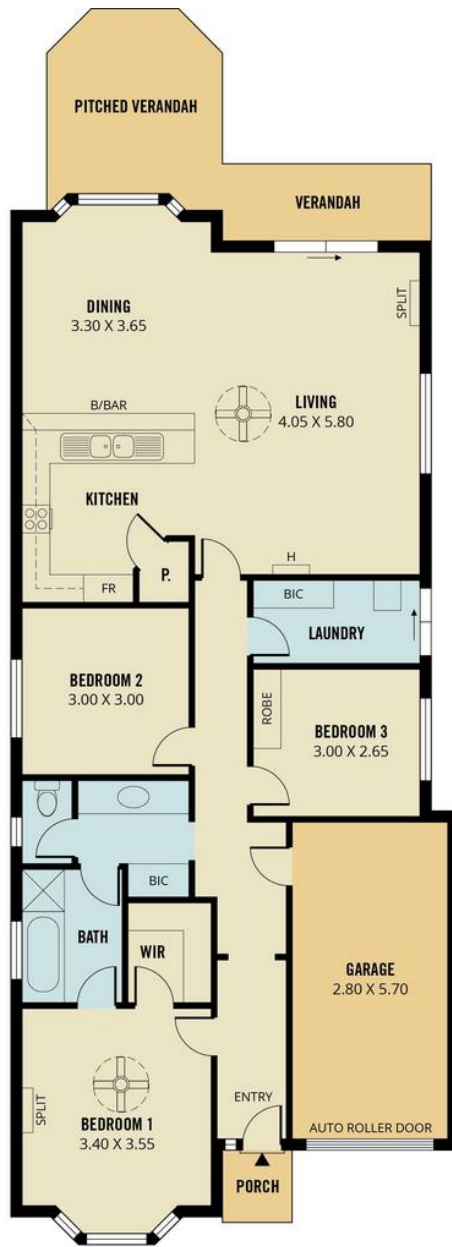
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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