

## Salisbury Heights, 3 Chapman Avenue

A Home That Has It All!



Welcome to a property that truly has something for everyone!

Set on over 1,000sqm in a sought-after location, this spacious and well-appointed family home offers everything you need for comfortable living - both inside and out.

The real showstopper? A sprawling backyard that's perfect for entertaining, relaxing, and making memories. Kids and pets will love the low-maintenance lawn, while the sparkling in-ground pool promises endless fun. For the hobbyist or tradesperson, the huge shed with easy access is an absolute dream.

Property Features:

- \* Master bedroom with built-in robe and striking feature wall
- \* Bedrooms two and three also include built-in robes
- \* Freshly painted throughout with brand new flooring



**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**  
\$825,000 - \$885,000

**View**  
[ljhooker.com.au/2BPWGJU](https://ljhooker.com.au/2BPWGJU)

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

- \* Ducted cooling plus split system air conditioning for year-round comfort
- \* Salt-chlorinated in-ground pool
- \* Huge high-pitched shed with easy front access - ideal as a workshop or for storing boats, trailers, or tools
- \* Lined office space at the rear of the shed
- \* Secondary driveway with roller door access
- \* 8.2kW solar power system to help slash your electricity bills

Ideally located close to public transport, local parks, a variety of public and private schools, and major shopping hubs including Saints Shopping Centre and Elizabeth City Centre.

This is a fantastic opportunity to secure a home that offers space, versatility, and unbeatable lifestyle appeal. Don't miss your chance to make it yours!

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

<b>Property ID</b>	2BPWGJU
<b>Property Type</b>	House
<b>House Size</b>	177 m2
<b>Land Area</b>	1040 m2
<b>Including</b>	Air Conditioning Ducted Cooling Evaporative Cooling Dishwasher Floorboards Workshop Built-in-Robes Secure Parking Fully Fenced Solar Panels

**Ashley Palazzo 0414 347 884**

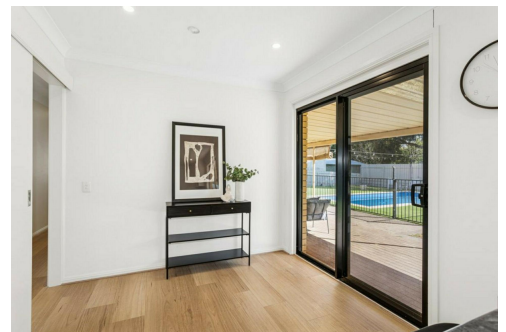
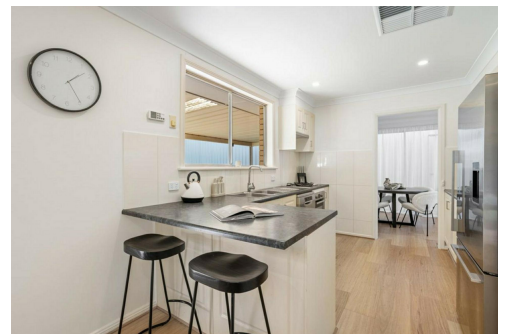
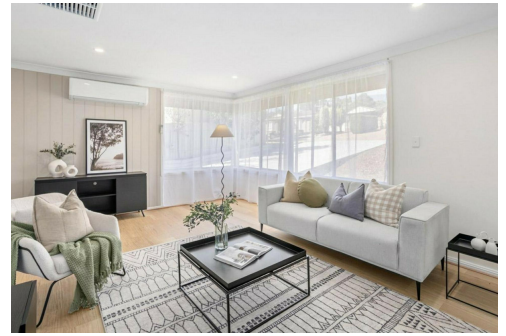
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CHAPMAN AVENUE

SITE PLAN  
(NOT TO SCALE)

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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