

Salisbury Heights, 9 Birt Avenue

Extended family living surrounded by peaceful gardens!!!

Situated on a generous allotment of 1,830sqm (approx.), this extended family home is spacious enough to accommodate even the largest families, offering ample room to live and grow together! Not only does the property boast a substantial allotment, but the home itself is move-in ready, with tasteful updates throughout. This is a perfect opportunity for the next lucky family to make it their own.

Key features include:

- * 4 bedrooms, all with built-in robes
- * Centrally located, updated kitchen with built-in stainless steel Miele appliances
- * Multiple light-filled living areas with picturesque garden views
- * Large undercover outdoor entertaining area, surrounded by well-maintained gardens
- * Two bathrooms
- * Undercover carport with drive-through access to a lock-up garage/workshop, plus side parking-ideal for an additional car, trailer, or boat



For Sale

\$1,000,000 - \$1,100,000

View

ljhooker.com.au/2AYHGJU

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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.

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- * Expansive rear garden, home to several fruit trees, with ample space for future improvements such as a large workshop or swimming pool
- * Ducted reverse-cycle air conditioning and a combustion heater for winter warmth
- * Beautiful, mature gardens perfect for green thumbs or nature lovers

This property is ideal for growing or multi-generational families, or anyone looking to secure not just a home but a lifestyle that is increasingly rare to find! Additionally, your investment will be underpinned by the easement-free and encumbrance-free allotment that boasts an approximate 30.96m frontage - ideal for future re-development into two allotments (subject to Planning SA consents).

Located just moments away from several public and private schools, popular shopping centres like Saints Road Shopping Centre and The Grove Shopping Centre, and multiple public transport options. You're also a short commute to the major retailers at Westfield Tea Tree Plaza, with easy access to Main North Road for a convenient trip to the Adelaide CBD.

Opportunities like this are rare, so don't miss your chance - register your interest today!

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

Property ID	2AYHGJU
Property Type	House
House Size	188 m ²
Land Area	1830 m ²
Including	Air Conditioning Ducted Cooling Ducted Heating Dishwasher Outdoor Entertaining Workshop Built-in-Robes Secure Parking

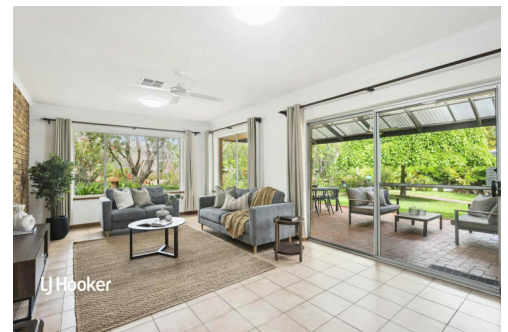
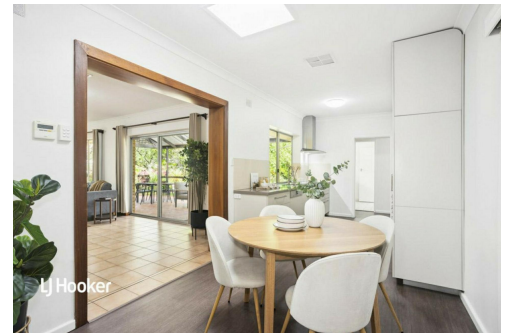
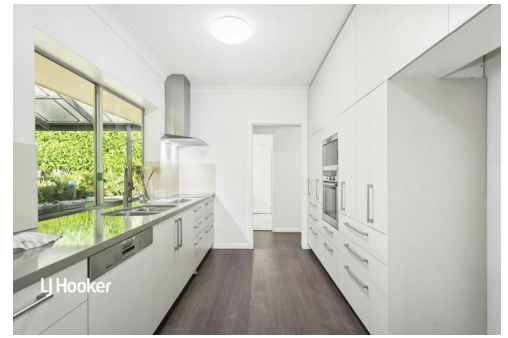
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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