



Salisbury North, 12 Illara Street

Unmissable Opportunity - Packed with Potential

Positioned on an easement-free corner allotment of approximately 600sqm, this solid 1976-built home offers endless potential in a highly sought-after suburb. Ideally suited for first home buyers, downsizers or savvy investors looking to secure their first property or expand their portfolio, this well-presented residence combines character, functionality and energy efficiency.

Offering three bedrooms, the home features beautiful hardwood floors, downlights and neutral tones flowing through the living areas. A well-executed extension adds valuable space, perfect for a secondary living area, rumpus or games room, ideal for growing families or those who love to entertain.

An impressive 10.5kW (approx.) solar system paired with a 13.5kW (approx.) Tesla battery delivers significant energy savings. Outdoors, you'll find established gardens, a greenhouse, a vegetable patch, and a lush lawn perfect for kids and pets to play. The fully



For Sale
Please Call

View
ljhooker.com.au/2BYAGJU

Contact
Carla Doecke
0456 830 122
carlad@ljhsales.com.au

Peter Brown
0474 027 256
peterb@ljhsales.com.au



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.

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

fenced front yard includes secure side-gated access, ideal for trailers or additional parking. A rare opportunity to secure a spacious, energy-efficient home in a family-friendly location.

Features you will love:

- * Three bedrooms, master with built-in robe, R/C Split system and ceiling fan
- * Built-in robes in the remaining bedrooms
- * Central kitchen with gas cooking, double sink and plenty of storage
- * Ducted evaporative air-conditioning and R/C split system in living area
- * 10.5kw (approx.) solar system with 28 panels with Fronius Inverter
- * 13.5kw (approx.) Tesla Gateway 2 battery
- * Hardwood flooring, down lights and neutral tones throughout living areas
- * Class 10 dwelling extension, ideal use for rumpus or games room
- * Established gardens with a vegetable patch and greenhouse
- * Fully fenced and enclosed front yard with gated side access
- * Double car garage or work shed
- * Garden shed
- * Cat run enclosure
- * Gas hot water system
- * ...Plus much more!

Don't miss an opportunity like this - Contact Carla Doecke on 0456 830 122 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 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 About this Property

Property ID	2BYAGJU
Property Type	House
House Size	103 m2
Land Area	600 m2
Including	Evaporative Cooling Built-in-Robes

Carla Doecke 0456 830 122

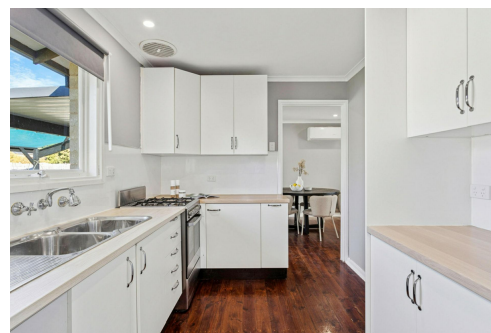
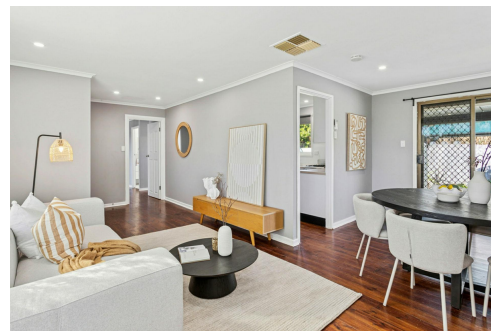
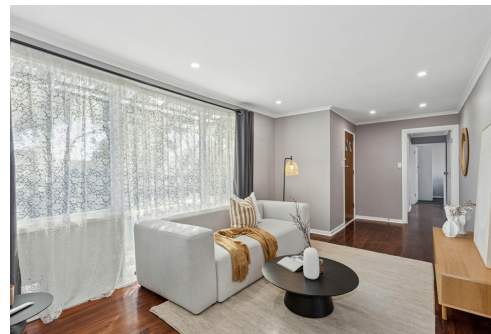
Sales Specialist | carlad@ljhsales.com.au

Peter Brown 0474 027 256

Sales Specialist | peterb@ljhsales.com.au

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

North East, Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097
greenwithgoldengrove.ljhooker.com.au | info@ljhsupport.com.au



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.

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



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.

Produced by The Fotobase Group