



Salisbury North, 16 Diment Road

Spacious Family Living!

Proudly presented by Andrew Rose of LJ Hooker, this charming family home provides an exceptional blend of space, versatility, and comfort. Featuring five well-sized bedrooms—one with built-in robes—two inviting living areas, and a seamlessly integrated kitchen and dining space, it's designed to accommodate the needs of a growing family with ease.

The home is well-equipped with gas cooking, gas hot water, and a second water closet, ensuring everyday convenience. For added security and peace of mind, roller shutters are installed around the entire property.

Outside, the impressive 753sqm (approx.) allotment provides ample space for entertaining, relaxation, and play. A double-width driveway and carport offer protection for your vehicles, while the garden shed ensures plenty of storage. The standout feature is the expansive rumpus room—ready to be transformed to suit your needs, whether it's a games room, home office, or additional living space.



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.

SOLD



For Sale
UNDER CONTRACT BY ANDREW ROSE

View
ljhooker.com.au/66R8FDC

Contact
Andrew Rose
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**LJ Hooker Craigmore | Elizabeth |
Salisbury
(08) 8255 9555**

Hosting family and friends is a breeze with several rear verandahs, while the backyard provides plenty of room for children and pets to enjoy. Conveniently located close to shops, schools, and public transport, this property presents a blue-chip opportunity for astute investors or families looking for their dream home.

Key Features

- 5 Spacious Bedrooms
- Rear Rumpus Room
- Heating and Cooling
- Expansive 753sqm with no Easements!
- Off Street Parking
- Solar System

- Specifications:
- CT / 6018/550
- Council / Salisbury
- Built / 1974
- Land / 781 sqm (approx.)
- Easements / NIL
- Estimated rental assessment / \$600-\$630 per week

This home is currently tenanted on a periodic lease for \$600 per week.

Don't miss out on this unique offering! Contact Andrew Rose today to arrange your inspection.

Disclaimer:

We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.

RLA155355

More About this Property

| | |
|----------------------|-------------|
| Property ID | 66R8FDC |
| Property Type | House |
| Land Area | 753 m2 |
| Including | Toilets (1) |

Andrew Rose 0421 988 597

Senior Sales Representative | andrew.rose@ljhces.com.au

Gareth Dickins 0417883329

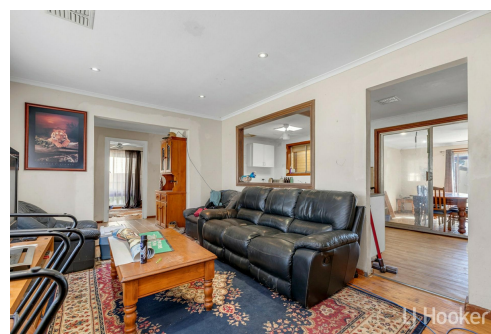
Sales Representative | gareth.dickins@ljhces.com.au

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DISCLAIMER: Floorplan and area calculation are approximate and for illustration purposes only.
Produced by Property Portraits

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|----------|-------------------|-------------------------|
| Interior | 144m ² | 278m² |
| Exterior | 102m ² | |
| Rumpus | 34m ² | |
| | | TOTAL |