



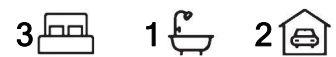
## Salisbury North, 2 Whites Court

CONTRACTED AT AUCTION

Auction Location: on site

LJ Hooker Kensington Unley is delighted to introduce this versatile property located in the thriving suburb of Salisbury North. This area is experiencing significant redevelopment and transformation, making it an exciting time to invest in a thriving living environment.

Set on an approximate 871 square meter allotment, this solid brick, circa 1965 built home features three generously sized bedrooms, with two offering built-in robes for added convenience. The functional layout provides a versatile living accommodation comprising of 3 bedrooms, 1 bathroom with separate toilet, laundry, living room, kitchen and dining area. The well apportioned floor plan is suitable for the enhancing functionality for family life. A large shed with mechanic pit is located to the eastern alignment of the allotment which is perfect for keeping cars or using as a workshop/ man cave! The building itself is positioned close to the Whites Court frontage which leaves room for a massive rear yard



### For Sale

Sold by Tom Blanch of LJ Hooker Kensington Unley

### View

[ljhooker.com.au/60YUFDJ](http://ljhooker.com.au/60YUFDJ)

### Contact

**Tom Blanch**

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[tblanch@ljhkensingtonunley.com.au](mailto:tblanch@ljhkensingtonunley.com.au)



**LJ Hooker Kensington | Unley**  
**(08) 8431 6088**

**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 the kids to run around and play just like the good old days.

This property presents a fantastic opportunity for investors, developers and homebuyers alike. The existing improvements make it ideal for renting out, while the generous site area of 871 square metres (approx) offer excellent potential for redevelopment (STC) or simply those that want a home with a big yard area!

Whites Court is a cul-de-sac roadway which ensure a quiet and pleasant amenity, not to mention its ease of access to major transport routes such as the Salisbury Highway, Bolivar Rd and Port Wakefield Rd. Only a stones throw from commercial, medical and sporting amenities.

Whether you're looking to renovate and make this home your own, or explore the potential for redevelopment, this property in Salisbury North is an excellent opportunity that truly ticks lots of boxes!

The vendor wants a 60 day settlement due to their re-location plans.

Price guide \$550,000

**IMPORTANT SITE AREA NOTE:**

Statutory issued rate notices indicate the property has a site area of 831 square meters. We have been advised by Land Services SA that the property has a site area of 871 square meters.

**AUCTION:** Saturday 16th November at 11am, on site. Registrations will be open from 10.30am - CONTRACTED AT AUCTION.

CT: Volume 5514 Folio 626

Council: City of Salisbury

Land Size: 871 square metres (approx)

Year Built: 1965 (approx)

To register your interest or to make an offer, scan the code below:

<https://prop.ps//doqaA7ZBVPUt>

(Please copy and paste the link into your browser

LJ Hooker Kensington | Unley provide a service called Auction Pay which allows you to pay your deposit online, on the spot at Auction, rather than having the hassle of arranging payment by cheque. Please contact Tom Blanch to find out more about this service.

The Vendor's Statement (Form 1) will be available for perusal by members of the public:-

(A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and

(B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.



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## More About this Property

Property ID	60YUFDJ
Property Type	House
House Size	214 m <sup>2</sup>
Land Area	871 m <sup>2</sup>

**Tom Blanch 0401 847 744**

Sales Associate | [tblanch@ljhkensingtonunley.com.au](mailto:tblanch@ljhkensingtonunley.com.au)

**LJ Hooker Kensington | Unley (08) 8431 6088**

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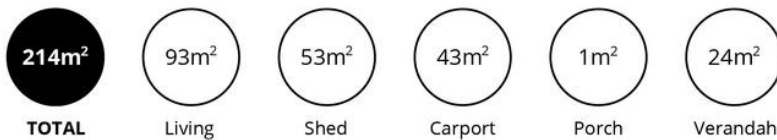
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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