



5 Elmgrove Road, Salisbury North

Character, Charm & So Much More

Andrew Rose of LJ Hooker presents 5 Elmgrove Road, Salisbury North, a much-loved home packed with warmth, character and plenty of surprises.

From the moment you arrive, the established front gardens and secure fencing create a welcoming first impression. Step inside and you'll find a home that has been lovingly maintained, offering timber-look flooring, charming character features and a flexible floor plan ideal for first-home buyers, downsizers or investors.

The home offers two bedrooms and a study, providing the flexibility to work from home or create an additional multipurpose space. The main bedroom is particularly impressive, featuring an adjoining study area that creates a spacious and versatile retreat.

At the heart of the home is the family and meals area, connecting with the well-equipped kitchen featuring plenty of cabinetry, stainless steel appliances and excellent storage. A separate lounge provides another comfortable living space, complete with heating and cooling.

Outside is where this property really comes into its own. Multiple

2 1 2

FOR SALE
MAKE AN OFFER

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.

LJ Hooker

undercover entertaining areas provide plenty of room to relax or entertain throughout the year, while the established gardens create a private and peaceful backyard setting. There is also excellent shedding, extensive undercover parking and even a dedicated chicken coop for those looking to enjoy a little backyard lifestyle.

Features you'll love:

- Two well-proportioned bedrooms with built-in robes
- Study/home office
- Separate lounge
- Well-equipped kitchen with excellent storage
- Stainless steel appliances including dishwasher
- Heating and Cooling
- Updated bathroom with bath
- Undercover outdoor entertaining areas
- Established Gardens
- Large shed/workshop
- Chicken coop
- Undercover parking
- Roller door

Specifications:

- CT / 6087/683
- Council / Playford
- Built / 1962
- Land / 505m2 (approx.)
- Easements / YES

Subject to party wall rights over the land marked A (RE 6813610)

Together with party wall rights over the land marked B (RE 6813610)

- Estimated rental assessment / \$500 to \$530 per week

Set in a convenient Salisbury North location, the home provides easy access to local schools, shopping, public transport and everyday amenities.

Whether you're searching for your first home, looking to downsize without sacrificing space or wanting a property with plenty of personality, 5 Elmgrove Road offers a unique opportunity that needs to be seen to be fully appreciated.

Come along and discover the character, space and lifestyle this much-loved home has to offer.

To make an offer, visit the link below:

<https://www.cognitofirms.com/LJHookerCraigmores/LetterOfOfferToPurchaseResidentialLand>

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 DETAILS

Property ID 691TFDC
Property Type House

Andrew Rose 0421 988 597

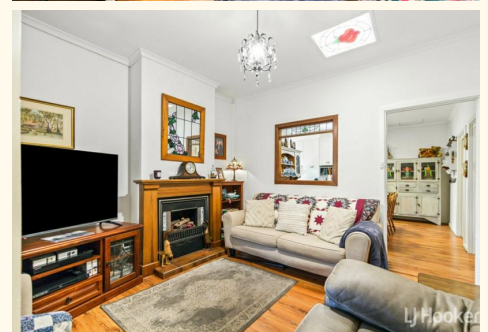
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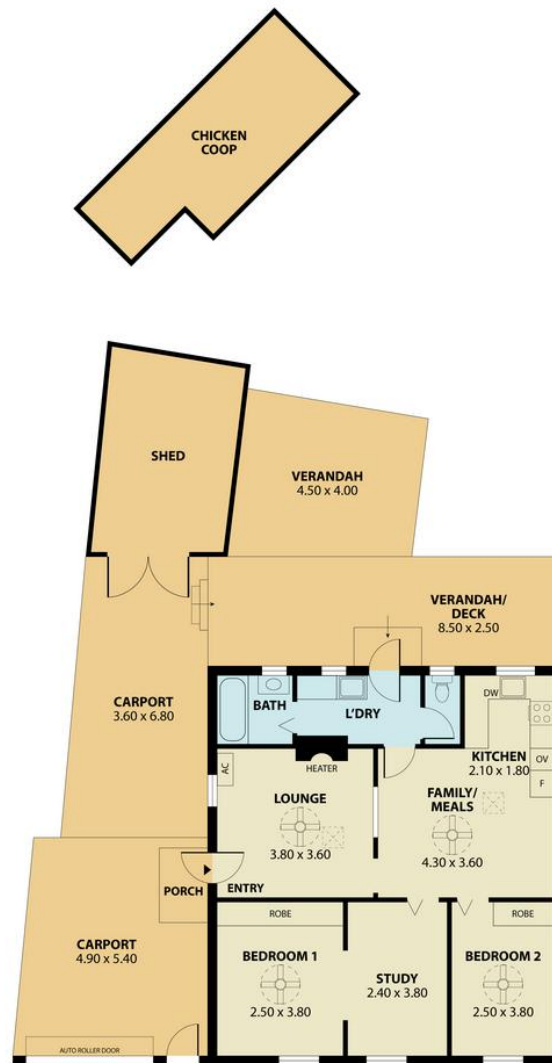
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INTERNAL - 82.4 SQM
EXTERNAL - 100.3 SQM
TOTAL - 182.7 SQM

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