



Salisbury North, 8 Elaroo Avenue

Unlock the possibilities!

Nestled on a generous 650m² (approx.) block with an impressive 21.3m (approx.) wide frontage, this 3-bedroom family home is the perfect choice for first-home buyers, investors, or developers looking to capitalise on a fantastic opportunity (subject to planning consents). With no registered easements, the possibilities for future development or renovation are endless.

Step inside to discover raked ceilings creating a sense of space, two living areas and a dedicated study which could be converted to a fourth bedroom. All three bedrooms are fitted with ceiling fans for added comfort.

Outdoors, you'll love the expansive decked entertaining area, complete with an outdoor kitchen and BBQ, ideal for hosting family and friends. Adding to its appeal, the property is equipped with a 6.6kW solar system and an 11kW battery, ensuring energy efficiency and reduced power bills.



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 Sale
\$600,000 - \$630,000

View
ljhooker.com.au/2BBTGJU

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

Features you will love:

- * 3 bedrooms all fitted with ceiling fans
- * Study or 4th bedroom
- * Ducted evaporative air conditioning, R/C split system and wood fire heater to provide comfort year-round
- * Centralised kitchen with electric cooking, dishwasher and plenty of storage
- * Expansive undercover outdoor area with outdoor kitchen, BBQ and bar perfect for endless entertaining
- * 6.5kw Solar System with 11kw battery providing energy efficiency
- * Wide 21.3m (approx.) frontage
- * Ample space for parking multiple vehicles

Don't miss this incredible opportunity - whether you're looking to move in, renovate, or develop, this property ticks all the boxes!

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

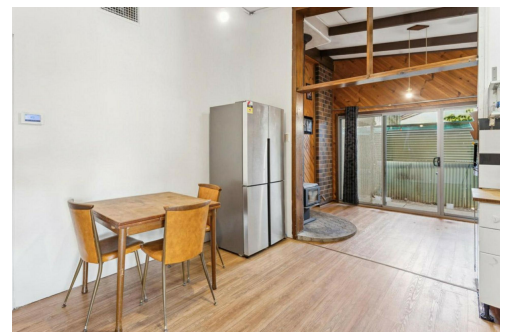
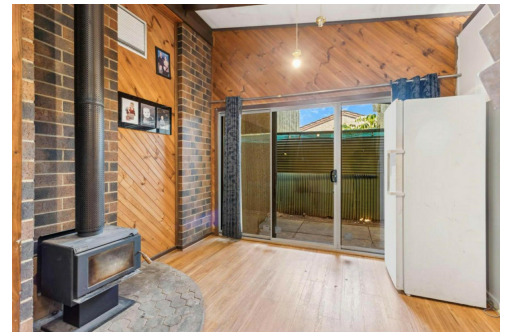
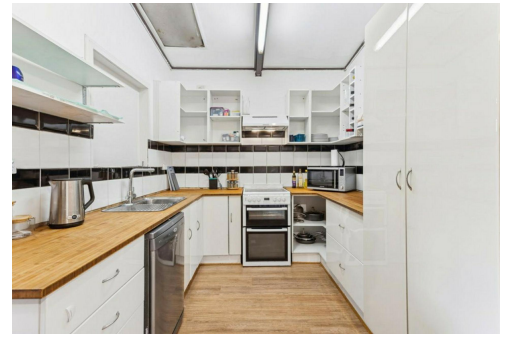
More About this Property

Property ID	2BBTGJU
Property Type	House
House Size	102 m2
Land Area	650 m2
Including	Air Conditioning Evaporative Cooling Deck Dishwasher Outdoor Entertaining Secure Parking Fully Fenced Solar Panels

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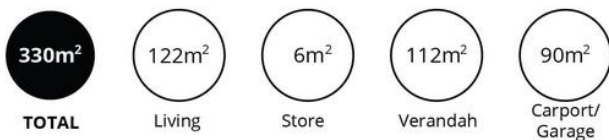
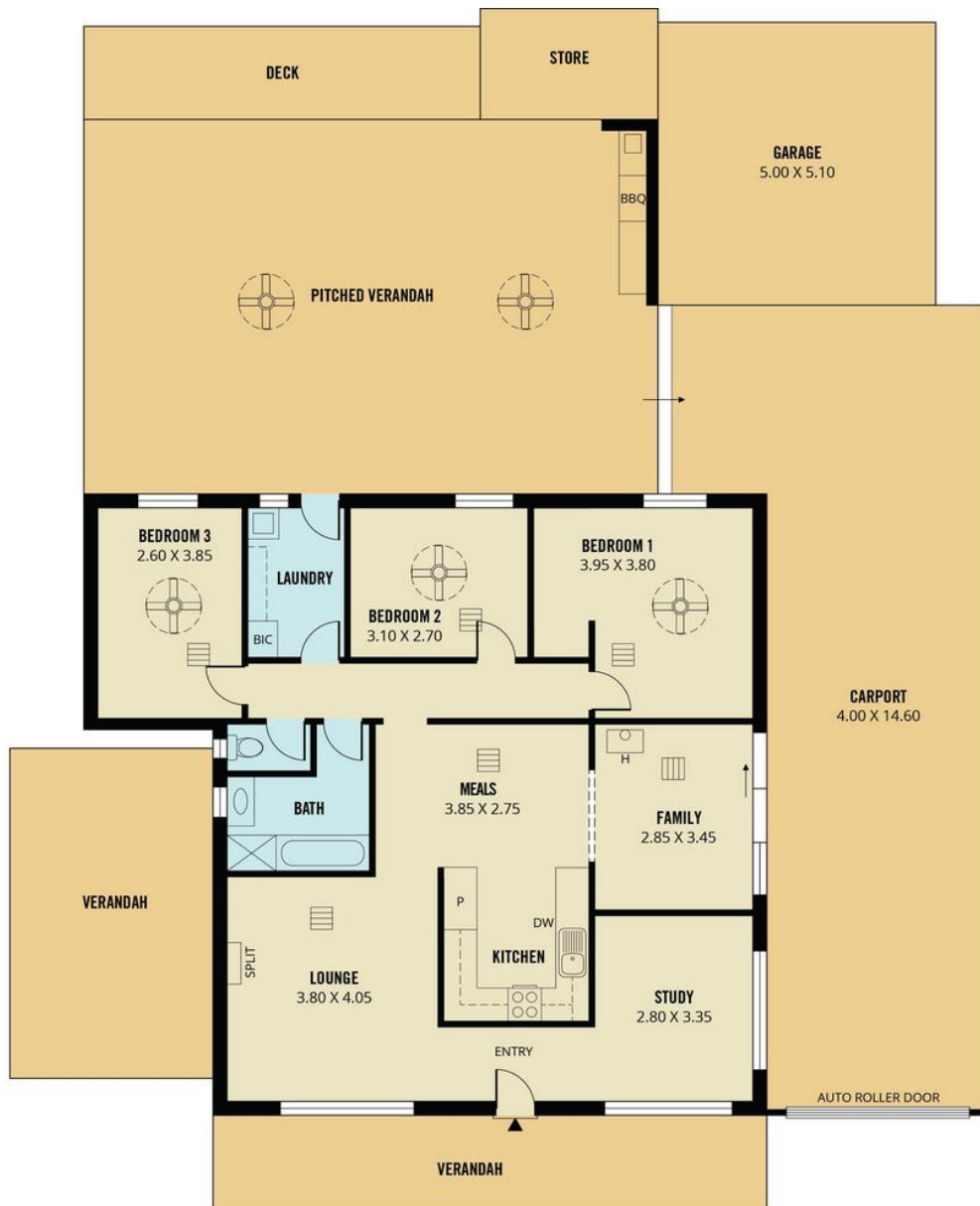
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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