






9 Coleridge Drive, Salisbury Park

Prime opportunity awaits!

Positioned on a generous 704sqm (approx.) allotment with an impressive 22m (approx.) frontage, this beautifully maintained and updated residence presents outstanding potential for first homeowners and investors alike. With scope for future development (subject to planning consents), this is a home that delivers both immediate comfort and long-term value.

Inside, the home has been tastefully refreshed to offer easy modern living. Comprising three well-sized bedrooms, comfort is assured year-round with ducted reverse cycle air conditioning, ceiling fans to all bedrooms and the lounge, plus an additional gas heater for extra warmth and convenience.

Step outside and embrace a relaxed, family-friendly lifestyle designed for year-round enjoyment. The full-length veranda creates the perfect setting for weekend barbecues, long lunches with friends or simply unwinding with a morning coffee while overlooking the expansive backyard. There's an abundance of space for children to play freely, pets to roam and for future garden or outdoor living ideas to come to life. An established irrigation system keeps the lawn looking lush and green with minimal upkeep, so you can spend more time enjoying the space rather than maintaining it.

3  1  2 

FOR SALE
\$740,000 - \$780,000

AGENTS
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AGENCY
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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Adding further practicality, the powered outdoor shed offers excellent storage or workshop potential, while ample car parking provides everyday convenience for multiple vehicles, trailers or guests.

Whether you're entering the market, looking to downsize without compromise, or seeking a smart investment with future potential, this is an opportunity not to be missed.

Features you will love:

- Three bedrooms, master with built-in robe and ceiling fan
- Ceiling fans in remaining bedrooms and built-in robe in bedroom 2
- Ducted reverse cycle air conditioning providing year-round comfort with additional gas heater in the lounge room
- Updated kitchen with gas cooking and practical storage
- 22m frontage with scope for future re-development (STPC)
- Beautifully manicured lawn and gardens front and rear with watering system
- Expansive undercover outdoor area with full length veranda, ideal for entertaining
- Shed with power
- Vegetable patch
- Double car carport with an auto roller door and plenty of space for parking additional vehicles
- Gas hot water system
- NBN Connection

Perfectly positioned in a family-friendly locale, this home offers unparalleled convenience and lifestyle opportunities. Just a short distance from Salisbury Park Primary School, Saints Shopping Centre, and Parabanks Shopping Centre, everything you need is within easy reach. Nature lovers and outdoor enthusiasts will appreciate the proximity to picturesque reserves and scenic walking trails, including Harry Bowey Reserve and Carisbrook Park. This location seamlessly combines everyday convenience with the serenity of green spaces, creating a truly balanced lifestyle for the whole family.

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.

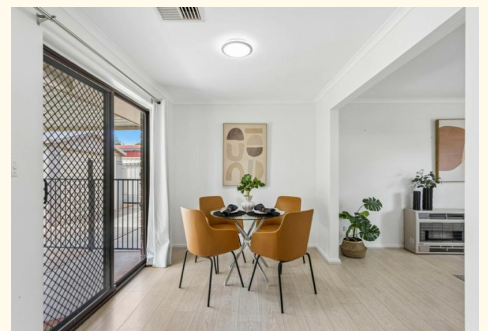
RLA 208516

MORE DETAILS

Property ID 2D1AGJU
Property Type House
House Size 99 m2
Land Area 704 m2
Including Ducted Cooling
Ducted Heating
Outdoor Entertaining
Floorboards
Built-in-Robes
Secure Parking
Fully Fenced
Remote Garage

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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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