



Salisbury, 20 Fenden Road

Nest or Invest !

Presenting this remarkable low-maintenance homette that demands your attention!

Situated on a generous 406sqm corner allotment (approx.) and positioned on a Torrens title, this property represents an outstanding opportunity for a first-time homebuyer eager to enter the market.

Upon arrival, you will be greeted by a spacious front yard, promoting a sense of security with considerable distance from the entrance to the road, leading to a sizable carport for convenient vehicle storage.

Step inside to discover a well-appointed open-plan living area designed for both functionality and comfort, seamlessly connecting the living and dining spaces to create an inviting atmosphere for family gatherings. The kitchen is equipped with



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

\$390,000 - \$420,000

View

ljhooker.com.au/64ZEFDC

Contact

Zack Hutchinson

0424 473 147

zack.hutchinson@ljhces.com.au

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

a cooktop, oven, rangehood, sink, ample countertop space, and an abundance of storage catering to the Chef of the home and providing a space for the creation of not only delicious meals but also cherished memories.

Proceed down the hall to find two generously sized bedrooms; the first featuring a built-in wardrobe, and the second offering picturesque views of the backyard. The well-positioned sparkling bathroom provides easy access for the entire family.

Venture out to the splendid low-maintenance backyard, where a covered entertainment area presents a perfect blank canvas for crafting a special outdoor entertainment space, ideal for Sunday BBQs with the family. The grassy area provides an excellent play area for children or pets.

Notable Features:

- Roller shutters
- Garden shed
- Cooling throughout

The current rental appraisal indicates a potential income of \$390.00 – \$420.00 per week.

Conveniently located in the heart of Salisbury, just a stone's throw from the main street or in the opposite direction the ever-evolving Saints Kitchen Shopping & dining complex, this property offers proximity to essential amenities. A short distance away is Hollywood Plaza, along with Tyndale Christian School and Salisbury Heights Primary. A mere 35-minute drive from the CBD, the location is truly ideal.

For more information contact Zack on 0424 473 147, as this opportunity will not last long!

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



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.

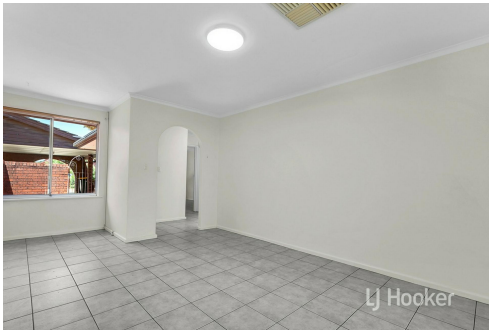
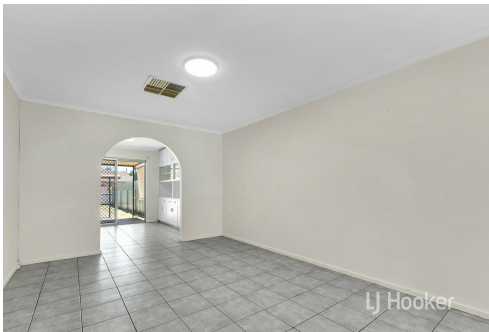
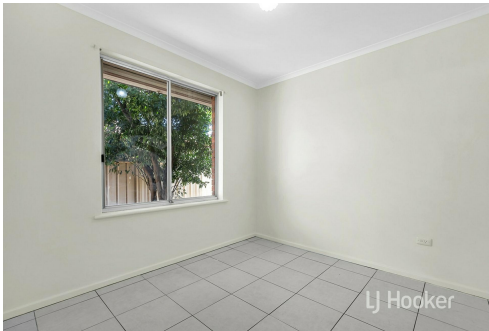
**LJ Hooker Craigmores | Elizabeth |
Salisbury
(08) 8255 9555**

More About this Property

Property ID	64ZEFD
Property Type	House
Land Area	406 m²

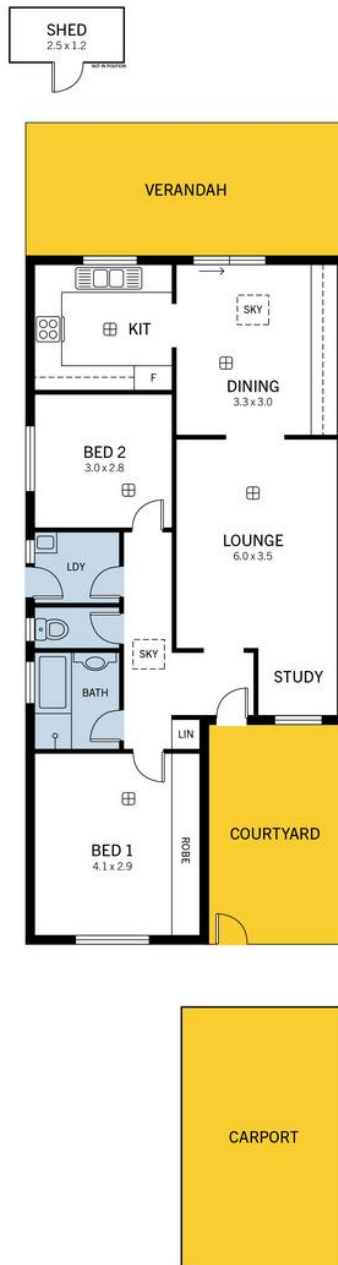
Zack Hutchinson 0424 473 147
Sales Representative / Auctioneer | zack.hutchinson@ljhcs.com.au

LJ Hooker Craigmore | Elizabeth | Salisbury (08) 8255 9555
Shop 17, Craigmore Village, Yorktown Road, CRAIGMORE SA 5114
craigmoreelizabeth.ljhooker.com.au | Office@ljhcs.com.au



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.

LJ Hooker Craigmore | Elizabeth | Salisbury
(08) 8255 9555



20 Fenden Rd, Salisbury

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

Interior
Carport
Shed

88m²
21m²
3m²

112m²
TOTAL