



Salisbury, 30 York Terrace

Great Opportunity —Ideal First Home or Investment

Set on approximately 671sqm, this solid 3-bedroom Besser block home with character-filled stone feature walls offers fantastic potential for the keen renovator or savvy investor.

While it could benefit from some TLC, the property already boasts a range of appealing features:

- Three spacious bedrooms
- Open-plan lounge, dining, and kitchen area —perfect for modern living
- Generous bathroom with ample space to redesign or upgrade
- Reverse cycle air conditioning for year-round comfort
- Stone feature walls that add a unique and timeless charm

Outside, you'll find:

- A wide front veranda overlooking a large driveway and carport —ideal for multiple vehicles or guests



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
Please Call

View
ljhooker.com.au/67F8FDC

Contact
Gareth Dickins
0417883329
gareth.dickins@ljhces.com.au

Bradley Clarke
0422 070 240
brad.clarke@ljhces.com.au

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

- Plenty of parking space —perfect for families with multiple cars
- A large workshop with roller door and its own veranda —great for DIY projects or additional storage
- A tool shed and expansive garden area —a blank canvas ready to be transformed into a private oasis

Unbeatable Location:

Conveniently situated close to public transport, including the train line and nearby bus stops. You'll also enjoy easy access to Pitman Park and Happy Home Reserve. Excellent schools such as St Augustine's Parish School, Salisbury Primary, and Salisbury High are just around the corner. Plus, with shopping options at Parabanks Shopping Centre, Hollywood Plaza, and Elizabeth City Centre nearby, everything you need is within reach. And best of all, you're under 40 minutes from the Adelaide CBD.

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 About this Property

Property ID	67F8FDC
Property Type	House

Gareth Dickins 0417883329

Sales Representative | gareth.dickins@ljhces.com.au

Bradley Clarke 0422 070 240

Sales Representative | brad.clarke@ljhces.com.au

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

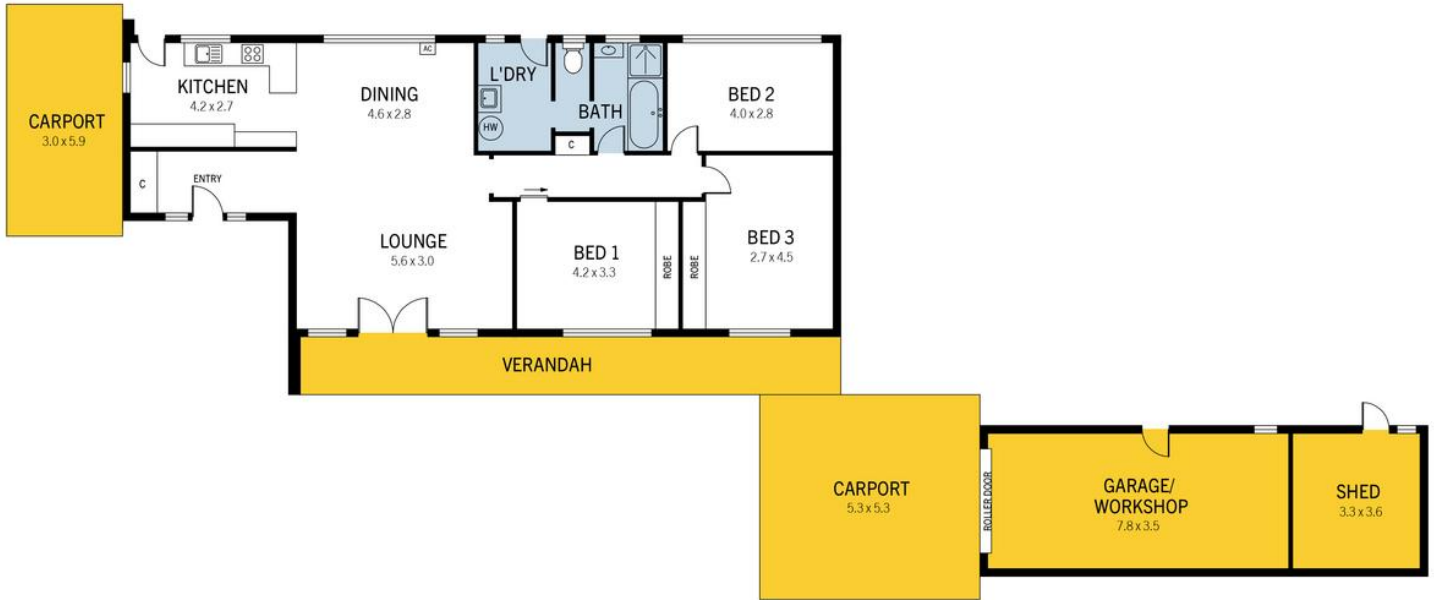
Shop 17, Craigmore Village, Yorktown Road, CRAIGMORE SA 5114

craigmoreelizabeth.ljhooker.com.au | Office@ljhces.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



30 York Terrace, Salisbury

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

Interior	130m ²	237m² TOTAL
Garage	27m ²	
Shed	12m ²	
Carport	46m ²	
Verandah	22m ²	



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

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.