



49 Middle Row, Salisbury

3 1 4

## The Ideal Investment or Perfect First Home!

with an impressive street frontage of approx. 33 metres, this property sits in the heart of Salisbury and is sure to impress.

Whether you're looking to enter the market or you're an astute investor seeking a standout addition to your portfolio, this outstanding opportunity ticks all the boxes.

### Features Include:

- Three generous bedrooms
- Bedroom 2 with built-in robes
- Ducted Reverse cycle heating and cooling throughout for year-round comfort
- Bathroom with shower, bath, built in vanity and separate toilet
- Spacious kitchen with gas-cooktop, electric oven and ample bench space
- Roller shutters fitted to multiple windows
- Rear yard with outdoor entertaining area/verandah
- An abundance of off-street parking with single carport, with drive-through access to garage
- Currently on a periodic lease for \$450 per week

Conveniently located within a short distance of Parabanks Shopping

### FOR SALE

Please Call

### AGENTS

Ryan Graham  
0400 912 287  
ryang@ljhsales.com.au

### AGENCY

LJ Hooker Property Specialists  
(08) 8289 6660

Centre, Saints Shopping Centre, and the major retailers of Elizabeth City Centre, the home is also close to a selection of public and private schools, as well as public transport options allowing for an easy commute to the Adelaide CBD.

Don't let this become another missed opportunity enquire with Ryan Graham today!

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	2CQ3GJU
Property Type	House
House Size	102 m <sup>2</sup>
Land Area	710 m <sup>2</sup>

**Ryan Graham 0400 912 287**  
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**269m<sup>2</sup>** **TOTAL** **106m<sup>2</sup>** **Living** **52m<sup>2</sup>** **Verandah** **38m<sup>2</sup>** **Garage** **73m<sup>2</sup>** **Carport**

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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