

## Salisbury, 9 Theta Street

### Family Entertainer



Auction Location: Onsite

Built in 1961 this beautifully presented 4-bedroom home in the heart of Salisbury's "dress circle" provides comfort and style for the whole family to enjoy.

Situated on an allotment of approximately 850sqm with an updated kitchen and large inground pool just a couple of the outstanding features this property is sure to impress.

With summer almost upon us what better way to spend Christmas and the warm weather than in your new home enjoying life around the pool.

Features you will love:

- \* 4 bedrooms, master with built in robe and ceiling fan
- \* Bedrooms 2, 3 and 4 all with ceiling fans
- \* Updated kitchen with dishwasher and walk in pantry
- \* Open plan living / dining area with combustion heater



**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**  
Auction

**View**  
[ljhooker.com.au/2AWHGJU](http://ljhooker.com.au/2AWHGJU)

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

- \* Formal lounge with gas heater and study alcove
- \* Ducted evaporative cooling
- \* Inground salt chlorinated pool with access to outdoor toilet & basin
- \* Large garage/workshop
- \* Secure undercover parking
- \* Solar panels
- \* 3 water tanks with total capacity of approximately 9,000 litres

Close to all the amenities you need, simply move in and enjoy.

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

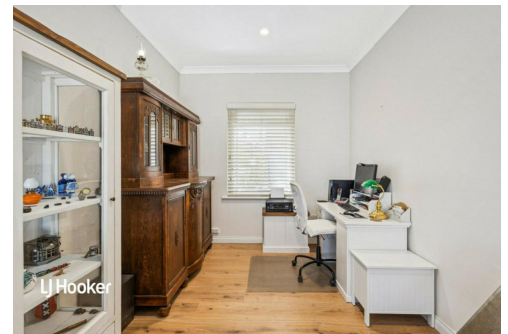
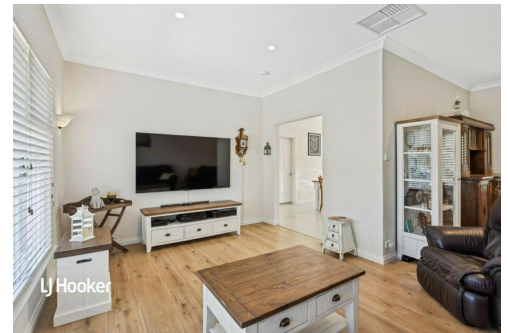
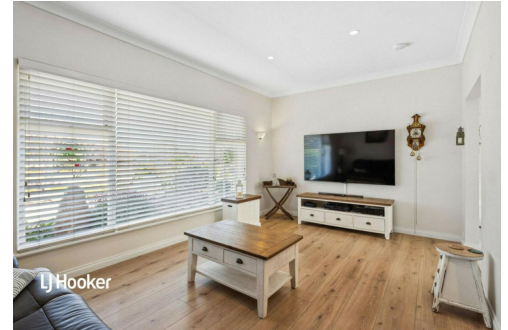
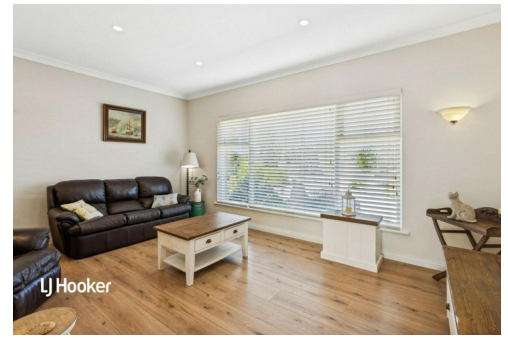
|                      |   |
|----------------------|---|
| <b>Property ID</b>   | 2AWHGJU   |
| <b>Property Type</b> | House   |
| <b>House Size</b>    | 178 m <sup>2</sup>  |
| <b>Land Area</b>     | 850 m <sup>2</sup>  |
| <b>Including</b>     | Pool<br>Dishwasher<br>Workshop<br>Built-in-Robes<br>Secure Parking<br>Solar Panels<br>Water Tank<br>Solar Hot Water |

**Bruno Caporella 0439 679 020**

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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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