

6/34 York Terrace, Salisbury

## Starting Out, Investing or Downsizing!

Whether you're looking for your first home, an investment property or to downsize for your next chapter in life, it is my pleasure to present to the market this excellent opportunity, set on a low maintenance 280sqm allotment\*.

Built c.2011 with easy living in mind, this 2-bedroom home is move in ready! With a Large master bedroom including a walk in robe and ensuite style access to the bathroom, second bedroom with walk in robe and expansive open plan rear living space, this home is ready for you to enjoy!

What to love:

- Large master bedroom with ensuite style access and walk-in robe
- Good sized bedroom 2 inc. built in robe
- Low maintenance tiled thoroughfare with storage closet
- Spacious kitchen with a good sized pantry and cupboard space
- Stainless steel kitchen appliances
- Open plan living with split system cooling
- Single enclosed garage with electric front roller door
- Low maintenance gardens front and rear
- Quiet location in a small exclusive community

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**FOR SALE**  
\$499,000 - \$539,000

### AGENTS

Jordan Nockolds  
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### AGENCY

LJ Hooker Property Specialists  
(08) 8289 6660

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**

Ideally located and close to local amenities, including parks, shopping and schools, with the added benefit of public transport and easy access to Adelaide's CBD that's just 30 minutes away, ensures it ticks lots of boxes!

Enquire today to not miss out!

Year Built | 2011

Land Size | 280sqm\*

Zoning | GN - General Neighbourhood

Council Rates | \$324.76\*

Title | Primary Community

Easements | Nil

Internal Living | 127sqm\*

- These are approximates from available sources

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	2CAXGJU
Property Type	House
House Size	127 m2
Land Area	280 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Built-in-Robes Secure Parking Remote Garage

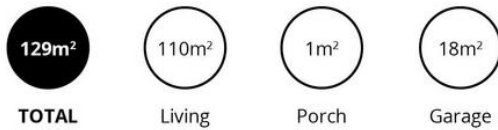
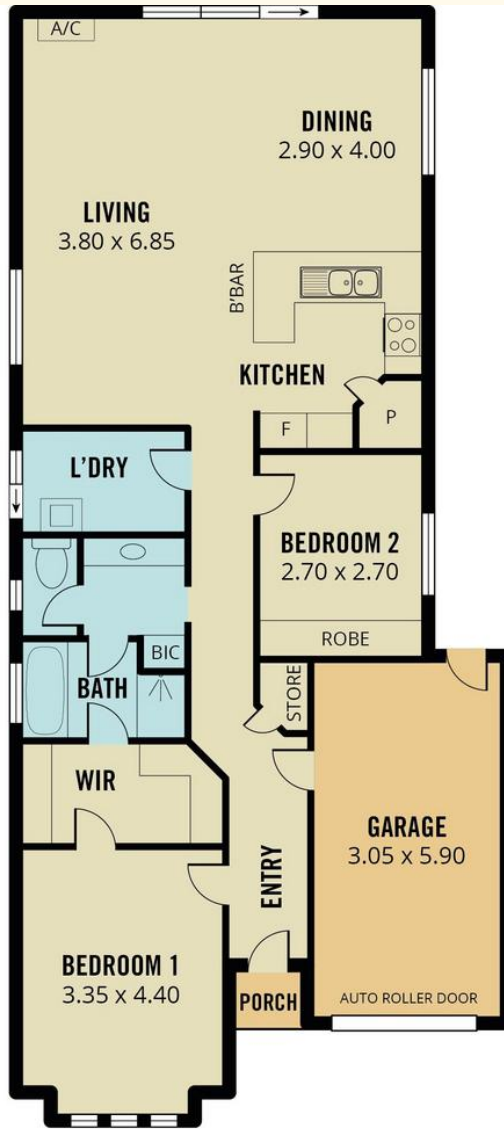
**Jordan Nockolds 0447 809 650**

Sales Specialist | Property Inspector | [jordann@ljhsales.com.au](mailto:jordann@ljhsales.com.au)

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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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