

## Surrey Downs, 312 Grenfell Road

Starting Out or Investing!



If you're looking for an affordable entry level home then look no further. This classic free standing 70's home, set on a generous Torrens Titled allotment of approx. 580sqm is ideally located and offers space for the whole family to enjoy.

Offered with immediate vacant possession, makes it perfect for the astute investor to freshen up prior to putting in new tenants or offer 'as is' and reap the financial rewards even quicker. But if you're looking for a first home then consider these opportunities too; this one could be perfect!

Ideally located to public transport and 30 minutes from Adelaide, this home that's just a short stroll to local shopping, and centrally located to a choice of popular shopping precincts as well as public and private schools, ensures it will tick lots of boxes for you too!

You will love:

\* Open plan kitchen with lots of storage, dishwasher and gas cooking



**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**  
\$630,000 - \$690,000

**View**  
[ljhooker.com.au/2B5TGJU](http://ljhooker.com.au/2B5TGJU)

**Contact**  
**Steve Lund**  
0474 991 234  
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**LJ Hooker Greenwith | Golden Grove**  
**| Mawson Lakes | Modbury**  
**(08) 8289 6660**

- \* Updated bathroom with separate spa bath
- \* 3 generous sized bedrooms, 2 with built-in robes
- \* Ducted cooling throughout as well as gas heating
- \* Two living areas including formal lounge/dining and generous family room
- \* Family room that opens onto large patio/veradah area that's ideal for entertaining
- \* Secure parking under carport with auto roller door
- \* Fully fenced back garden and utility shed
- \* Added security of roller shutters and alarm system
- \* Offered with immediate vacant possession
- \* Current rental appraisal is available on request

Don't miss this one!

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

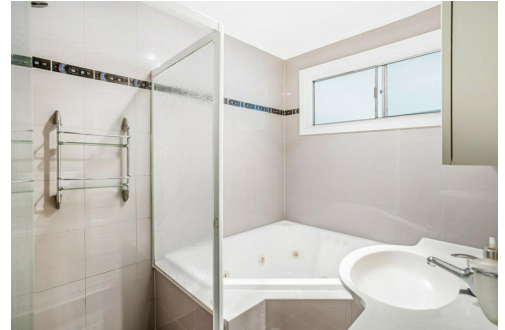
<b>Property ID</b>	2B5TGJU
<b>Property Type</b>	House
<b>House Size</b>	145 m2
<b>Land Area</b>	580 m2
<b>Including</b>	Air Conditioning Ducted Cooling Toilets (1) Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced

**Steve Lund 0474 991 234**

Sales Specialist | stevel@ljhsales.com.au

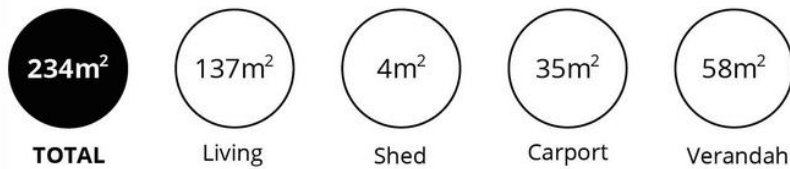
**LJ Hooker Greenwith | Golden Grove | Mawson Lakes | Modbury (08) 8289 6660**

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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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