

## Tusmore, 9/83 Tusmore Avenue

The Size Will Surprise !

This impressive solid brick unit is perfectly positioned in a sought-after location, offering seamless access to a range of amenities. It comprises two spacious bedrooms, with the master bedroom featuring a ceiling fan and built-in robe, while the second bedroom is generously sized.

The massive open-plan living and dining area, accentuated by a classic bay window, provides a welcoming atmosphere. Year-round comfort is assured with gas heating and wall reverse-cycle air conditioning.

The well-appointed bathroom includes a separate shower and bath, along with a separate W/C. The updated kitchen boasts a gas stove and oven, abundant bench and cupboard space. A separate laundry adds further convenience.

Outdoors, the enclosed garden area creates an inviting space for entertaining. Parking is



**For Sale**  
\$690,000 - \$720,000

**View**  
[ljhooker.com.au/66C0FDC](http://ljhooker.com.au/66C0FDC)

**Contact**  
**Steve Jacobs**  
0411 045 329  
[steve.jacobs@ljhces.com.au](mailto:steve.jacobs@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**



convenient with a carport featuring a roller door, plus additional space for a second vehicle.

Ideally situated just minutes from Burnside Pool, Hazelwood Park, Tusmore Park, and the new Burnside Village, this unit is also close to public transport, dining options, and not to mention the highly rated schools including Linden Park Primary, Burnside Primary and Marryatville. With approximately a 12-minute commute to the CBD, it offers an enviable blend of lifestyle and convenience.

CT 5005 / 423

Strata Titled

Strata fee \$787 (approx) per quarter

Revenue SA ESL \$126 yearly

Council Rates \$1052 yearly

Land size approx. 245 sqm

Rental Return \$520 - \$540 per week

This property represents a solid investment opportunity, making it ideal for downsizers or first-time buyers, all within a well-maintained complex of 14 units.

Don't miss the chance to secure this exceptional property in a prime location!

Call Steve Jacobs for more information or times to view.

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

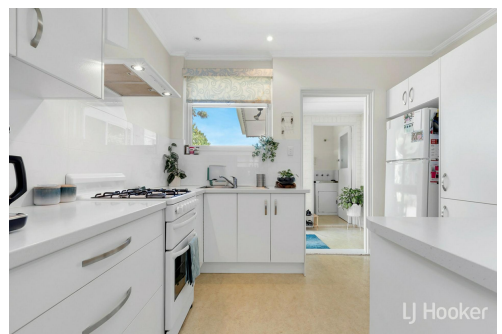
Property ID	66C0FDC
Property Type	House
House Size	93 m2
Land Area	241 m2

**Steve Jacobs 0411 045 329**

Sales Representative | [steve.jacobs@ljhces.com.au](mailto:steve.jacobs@ljhces.com.au)

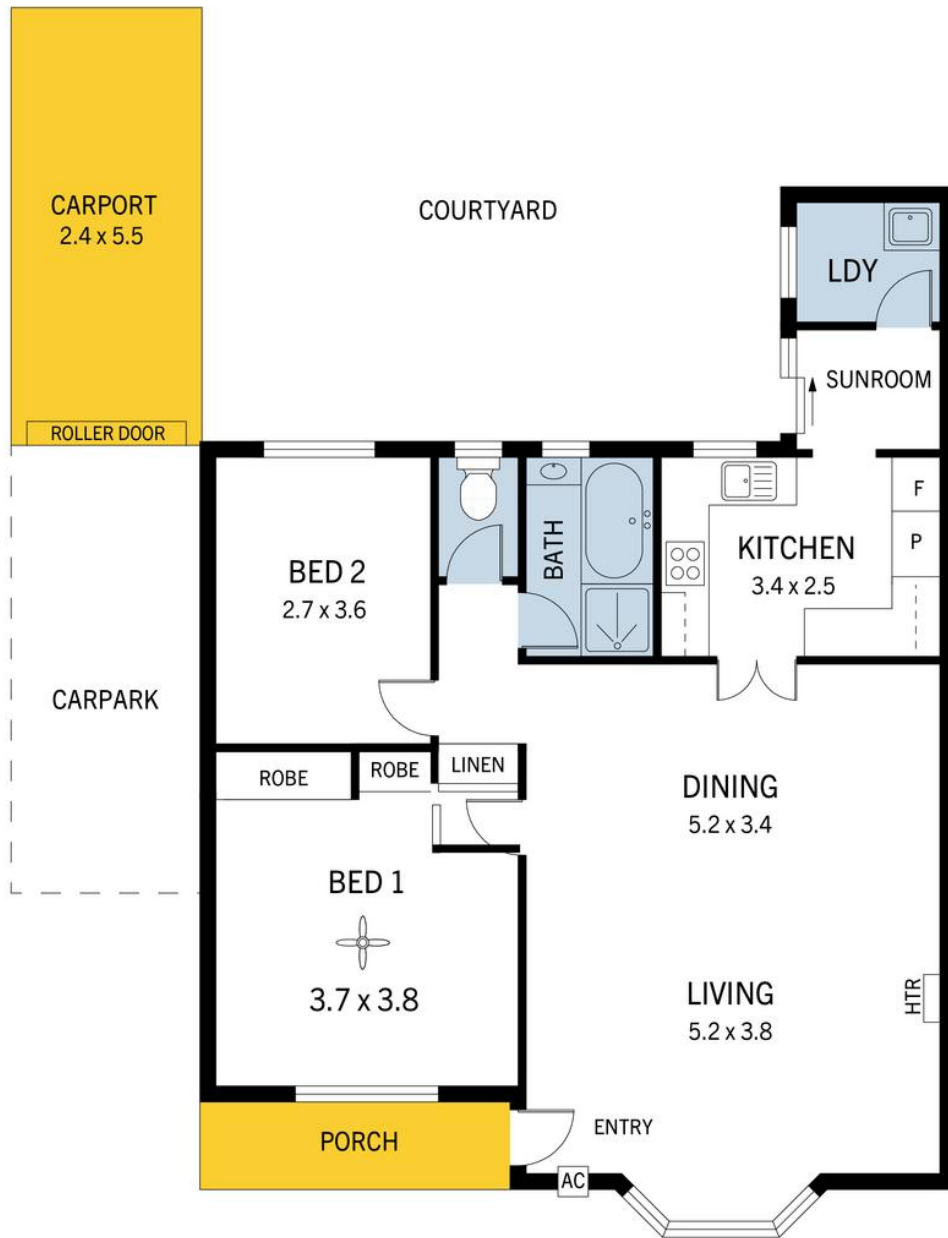
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## 9/83 Tusmore Avenue, Tusmore

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

Interior	90m <sup>2</sup>	<b>119m<sup>2</sup></b> <b>TOTAL</b>
Carport	13m <sup>2</sup>	
Porch	05m <sup>2</sup>	
Carpark	11m <sup>2</sup>	