

**1/626 Bridge Road, Salisbury East, SA 5109**



**Unit For Sale**

Friday, 24 May 2024

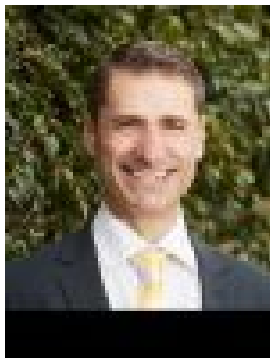
1/626 Bridge Road, Salisbury East, SA 5109

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Marz Harkotsikas  
0883496688

## Best Offers By 5th June @ 12pm

MARZ HARKOTSIKAS Starting up or Slowing Down, then look no further. Street Fronted & in just a Small Group of 3. Walking Distance to Shops, Schools & Transport. Lovingly Maintained by Long Time Owner. Well positioned between Adelaide's thriving northern suburbs, while staying arm's reach to the much-loved and tree-lined areas of the greater east, such as The Grove and bustling Tea Tree Plaza. Nestled in a small block of 3 beautifully maintained homes, this property offers an ideal entry for first-time buyers, busy professionals, retirees and investors alike. Low-maintenance, and capturing lovely modern contemporary simplicity, enjoy a light-filled formal lounge, charming combined kitchen and casual meals that'll keep the resident foodie in good company as they whip-up daily deliciousness, along with a spacious 2-bedroom footprint. Everyday convenience also sees a neat and tidy main bathroom with separate WC, functional laundry with storage, while ducted evaporative AC throughout adds welcome modern feature. Cute as a button and perfectly presented, start your home-owning journey with seamless ease right here!

**KEY FEATURES-** Lovely and light-filled formal lounge with AC, perfect for cosy nights and relaxing days.- Bright and airy open-plan contemporary kitchen with adjoining casual meals inviting company while you cook.- Generous main bedroom featuring handy BIRs, and ample-sized 2nd bedroom.- Neat and tidy bathroom featuring separate shower and bath, as well as separate WC for added convenience.- Practical laundry with storage, ducted evaporative AC throughout to soothe the summer heat.- Delightful alfresco sitting area with verandah overlooking neat garden beds and in-ground pond.- Garden shed and secure carport with auto roller door.

**LOCATION-** Easy access to public transport ready to zip you further north or CBD-south bound in a jiffy.- Moments to the hugely popular Cobbler Creek Recreation Park for rejuvenating walks and weekend adventure.- Well-positioned equal distance to Parabanks Shopping Centre, The Grove and the always bustling TTP offering fantastic shopping, brand name outlets, cafés and social calendar catch-ups, as well as all your weekend entertainment options.

**Disclaimer:** Every care has been taken to verify the correctness of all details used in this advertisement. However, no warranty or representation is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for errors or omissions. Prospective purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the contract of sale. The Vendor & the Vendor's Agent reserves the right to refuse entry.