

**11 Snowdon Avenue, Salisbury East, SA 5109**



**House For Sale**

Wednesday, 17 January 2024

**11 Snowdon Avenue, Salisbury East, SA 5109**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 610 m2**

**Type: House**



Shaun Roberts  
0435367534



Donna Staines  
0456844103

**\$549,000 - \$589,000**

Introducing this wonderful 3-bedroom family home, built in 1967 and situated on a generous allotment of 610m<sup>2</sup> (approx.). Boasting a spacious family room with large windows overlooking the front yard and a gas wall heater to get you through winter. You'll love the updated kitchen with modern appliances, along with polished original timber floorboards throughout. Outside there is ample space to host large family gatherings underneath the pitched roof pergola and a lawn area for the family pet. Features Include: \* 3 Bedrooms, built-in robes in bedrooms one and two \* Spacious family room \* Meal's area adjacent to modern updated kitchen, featuring oven, gas cooktop with rangehood, dishwasher and tiled splashback \* Evaporative ducted cooling throughout \* Gas wall heater \* Polished wood floors \* Roller shutters on all front windows \* Ceiling fans through the home \* Large outdoor entertaining area overlooking the rear yard \* Large workshop garage accessible through carport Perfect for young growing families or couples looking to secure space for children to grow up. Located within walking distance to nearby schools, sporting clubs and local shops. Also offering easy access out to Main North Road for those commuting across town. Inspection is a must, inquire today! 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