

# 6/1 Hazel Road, Salisbury East, SA 5109

## Unit For Sale

Monday, 8 January 2024

6/1 Hazel Road, Salisbury East, SA 5109

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 77 m2

Type: Unit



Sera Swindley  
0439357446

**\$349k-\$369k**

Sera Swindley and Harris are proud to welcome you to your new home. Nestled in the heart of Salisbury East, this delightful 2-bedroom, 1-bathroom unit offers the perfect blend of comfort and convenience. Whether you're a first-time buyer, downsizing, or looking for an investment opportunity, this property is sure to impress. Thoughtfully designed for modern living, the two bedrooms provide cozy retreats inclusive of BIRs, while the well-appointed bathroom ensures convenience and functionality. The kitchen and lounge room are seamlessly connected and make up the heart of the home. This setup is perfect for entertaining friends or enjoying quality family time. Featuring a free-standing gas cooktop & oven, ample storage space and double sink. Enjoy the outdoors without the hassle - the backyard is designed for low maintenance, allowing you to savour your leisure time without the burden of extensive upkeep. Features to fall in love with:- Gas cooktop & connection in the lounge room.- Evaporative air conditioning.- Gas heating.- BIRs to bedrooms.- Single carport.- Garden shed.- Low maintenance gardens.- Tiled throughout.- Well maintained common grounds. Enjoy the peace of mind that comes with a secure and private residence, providing a comfortable retreat after a busy day. You're perfectly positioned to take advantage of this fantastic location, so close to all the best local services and amenities. Find yourself just moments away from Keller Road P.S, Northbri Shops, Saints Shopping Centre, Salisbury East High, Tyndale R-12, Gulfview Heights P.S, Para Hills West P.S, Madison Park School, Salisbury East H.S, sporting ovals, parks and public transport for all your living needs. Don't miss the opportunity to make this charming unit your home sweet home. Contact Sera today on 0439 357 446 - we look forward to discussing your property plans. Specifications: Built / 1977 Land / 149sqm (approx.) Dwelling / 77sqm (approx.) Council Rates / \$1,173.20pa Strata Rates / \$450pq Strata Manager / Mark Gibbs Emergency Services Levy / \$102.90pa SA Water / \$63.97pq CT / 5053/97 Council / Salisbury Zoning / GN Estimated rental assessment / \$380 - \$420pw Disclaimer: 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 any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 330069