



### 4/3 Evan Avenue SALISBURY SA

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To submit an offer, please copy and paste this link into your browser: <https://airtable.com/shrBb12PXtTjyZAXm>

Mike Lao, Brendon Ly and Edge Realty RLA256385 are proud to present to the market this easy-care home within a peaceful pocket of Salisbury. First-time buyers and downsizers alike will be eager to get their hands on this comfortable, single-storey abode while astute property investors after a set-and-forget addition to their portfolio need look no further. The property is currently tenanted with a fixed lease of \$295 per week in place until 30.06.2022.

A charming brick facade and covered front porch provide an idyllic welcome as you step inside to explore your new home. Here, an open-plan kitchen, meals and family room will surely be the hub of daily life with floating floors

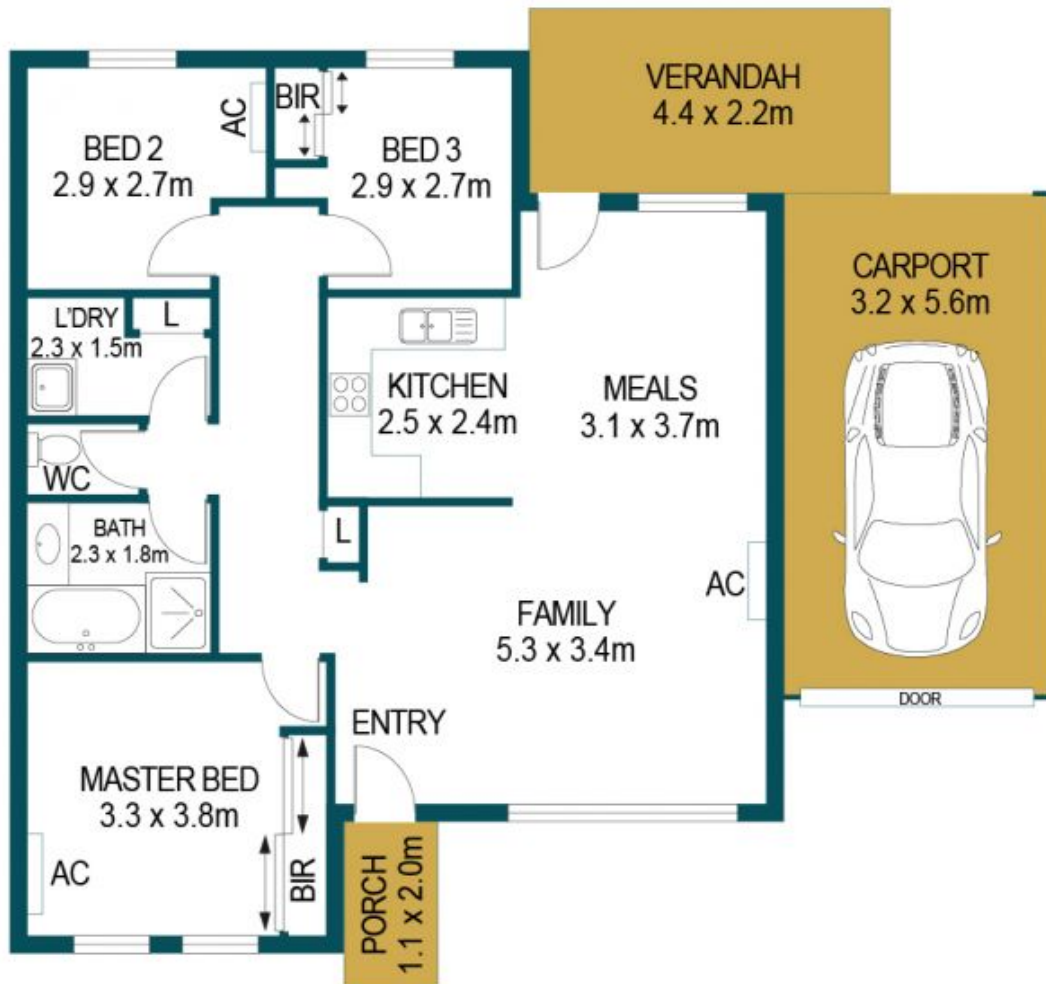
**Price** : \$ 330,000  
**Building Size** : 109 sqm  
**Land Size** : 248 sqm  
**View** : <https://www.edgerealty.com.au/sale/sa/north-north-east-suburbs/salisbury/residential/unit/6943739>



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APPROXIMATE DIMENSIONS	
LIVING:	79.9m <sup>2</sup>
PORCH:	2.2m <sup>2</sup>
VERANDAH:	9.6m <sup>2</sup>
CARPORT:	17.9m <sup>2</sup>
SHED:	9.0m <sup>2</sup>
TOTAL:	118.6m <sup>2</sup>

4/3 EVAN AVENUE, SALISBURY

DISCLAIMER

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES.



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