



## Table of Contents

---

- [Property Details](#)
- [Photo Gallery](#)
- [Floorplan](#)
- [Property Location](#)
- [Letter of Offer](#)
- [Property Management Services](#)
- [Subject to Finance?](#)
- [About Us](#)



4/26 York Terrace, Salisbury

## Property Details



4/26 York Terrace, Salisbury SA

**\$239,000**



Located close to the centre of Salisbury and close to all local amenities, this neat home represents the perfect opportunity for those looking to get out of the renting cycle, to downsize their existing home, or for an astute investor to start or add to their portfolio. Built around 2011 in a group of 13 well-presented community title properties, this home boasts a low-maintenance lifestyle.

At the front of the home is the master bedroom which includes a walk-in wardrobe and access to the two way bathroom. The third bedroom is positioned in the centre of the home which can double up as the perfect home office. At the end of the hallway is the Kitchen which features gas cooking appliances and a stainless steel oven. This overlooks the open plan lounge and dining area which is perfect for the family to sit around and relax. Car accommodation is also catered for with a garage under the main roof and providing internal access to the hallway.

Out the back is a spacious flat roof pergola which is perfect for sitting around on those nice afternoons or for entertaining guests. The rear yard requires some landscaping which gives the new owners the opportunity to keep a low-maintenance yard or for the avid gardeners to maintain their own garden.

The home is located approximately 600m from Chidda Railway Station providing easy transport to the CBD. Additionally the property is located close to Parabanks Shopping Centre and Hollywood Plaza providing plenty of shopping options.



**first  
national**  
REAL ESTATE  
Salisbury

Michael Janda

0417856970

(08)82811000

[michael.janda@fnsalisbury.com.au](mailto:michael.janda@fnsalisbury.com.au)



4/26 York Terrace, Salisbury



**first  
national**  
REAL ESTATE  
Salisbury

Michael Janda

0417856970

(08)82811000

[michael.janda@fnsalisbury.com.au](mailto:michael.janda@fnsalisbury.com.au)



4/26 York Terrace, Salisbury

## Floorplan

---





**first  
national**  
REAL ESTATE  
Salisbury

Michael Janda

0417856970

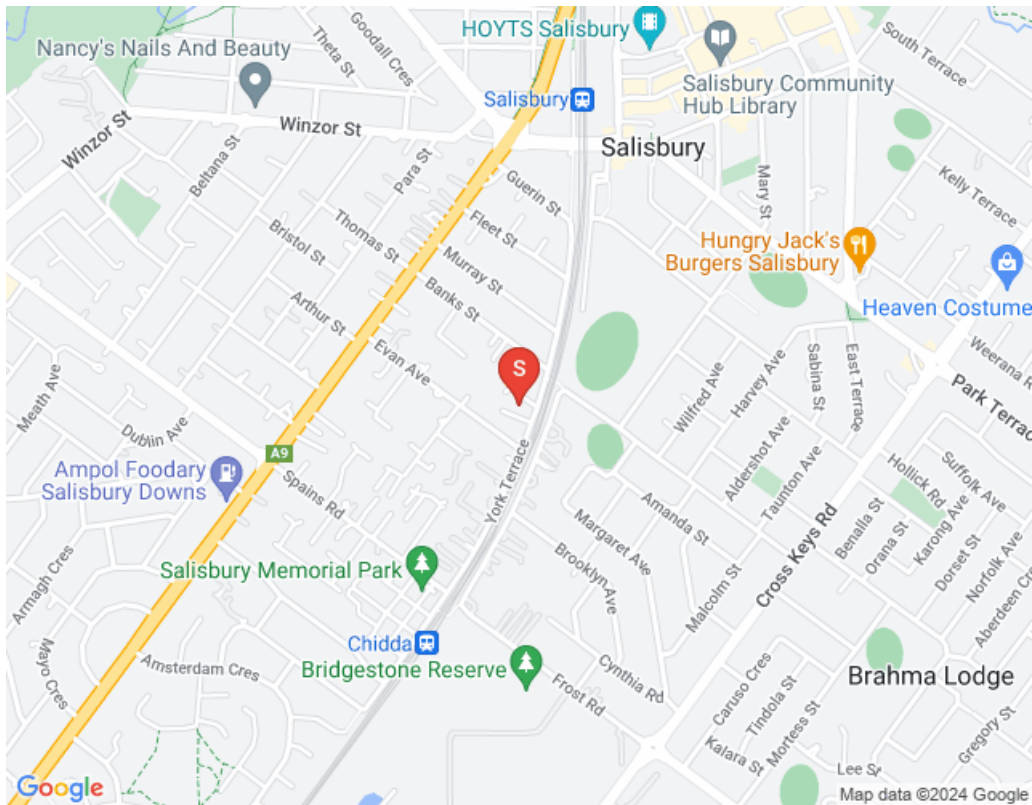
(08)82811000

michael.janda@fnsalisbury.com.au



4/26 York Terrace, Salisbury

## Property Location





**first  
national**  
REAL ESTATE  
Salisbury

Michael Janda

0417856970

(08)82811000

[michael.janda@fnsalisbury.com.au](mailto:michael.janda@fnsalisbury.com.au)



4/26 York Terrace, Salisbury

## Letter of Offer

---

**Should you wish to place an offer on this property, please find the attached Letter of Offer.**

This form should be fully completed and sent back either by email, SMS or fax to Michael Janda or First National Real Estate Salisbury.

If you have any further questions or would like to discuss further, please contact Michael on 0417856970 or by email at [michael.janda@fnsalisbury.com.au](mailto:michael.janda@fnsalisbury.com.au).

[Letter of Offer](#)



4/26 York Terrace, Salisbury

## Property Management Services with First National Real Estate Salisbury

### Are you currently searching for your first or next investment property?

Please take a few moments to ask yourself some important questions in regards to your future (or even current) investment property.

Of most importance are the following questions:

- How do I ensure my Property is managed to its full potential?
- How do I maximise the return on my investment?
- How soon can I expect a suitable Tenant renting my Property?

Our Property Management Team will answer these very important questions for you when introducing you to our Property Management Services.

Please feel free to call our office to have a chat about how we can help you.

Mobile 0417 856 970

Email [admin@fnsalisbury.com.au](mailto:admin@fnsalisbury.com.au)

### Do you currently own an investment property?

If so, we can provide you with important information from our investor support service including the current rental environment in our market.

We would love the opportunity to discuss how we are currently helping rental property owners maximise the return on their investments.

We look forward to helping you further.



**first  
national**  
REAL ESTATE  
Salisbury

Michael Janda

0417856970

(08)82811000

michael.janda@fnsalisbury.com.au



4/26 York Terrace, Salisbury

## Subject to Finance?



**Looking at purchasing a property and only spoken to your bank?** Did you know that you can get a better rate by talking a mortgage broker? This could even be through the same bank!

**Have you not organised your finance? Not 100% sure on how much you can borrow?**

Find out everything regarding your options with home loans! It's as easy as having a no obligation, **FREE** consultation with a mortgage broker. It could make all the difference when it comes to placing an offer on your desired property.

They'll book an appointment to meet at a time and place that suits you.

Click the button below to receive a call from a mortgage broker. It will cost you nothing and could save you thousands!

**Help me find the best deal!**





4/26 York Terrace, Salisbury

## About Us at First National Salisbury



### Michael Janda, Principal

Michael, the owner and Principal of First National Real Estate Salisbury has a professional background in the Banking, Management and Real Estate industries spanning close to thirty years. Over this time, he has won numerous awards for achieving a high level of sales and outstanding customer service. This experience and recognition shows that Michael knows the value of understanding the customers needs, appreciating their individual circumstances and tailoring a solution to meet those needs.

Having worked in real estate at Salisbury since 2001 and owning the business since 2003, Michael has an extensive knowledge and expertise of the local area which he uses to your advantage when selling your property. This offers you a valuable edge and ensures that you are dealing with someone with a wealth of experience and that your property is always in good hands.

2015 - 2021 First National SA/NT Silver Award - Residential

2022 First National SA/NT Gold Award - Residential

2015 - 2022 First National Quality Assurance Recognition

2020-2022 First National SA/NT 'Elite' Sales Office of the Year

2020/21 Openn Agent of the Year SA - Finalist

2020/21 Openn Agency of the Year SA - Finalist

2020/21 Openn Campaign of the Year SA - Finalist



### Nathan Janda, Senior Property Manager

Nathan joined First National Salisbury in 2013 in a part-time Administration Assistant role with responsibilities including business and property marketing. During this time he completed Year 12 at Modbury High School in 2014 with numerous accolades including the John Tiley "Most Outstanding Student" Award, the highest award for graduating Year 12 students.

Nathan became a licensed salesperson in 2015 and has successfully listed, marketed, negotiated and sold plenty of properties creating successful results and hundreds of happy clients. In late 2018, Nathan branched out and took over the management of our Property Management department. Since then, Nathan has demonstrated his ability to effectively manage property but also relationships between Landlords, Tenants and Tradespeople alike.

In 2019, Nathan graduated from the University of Adelaide completing a Bachelor of Commerce (Management), which has allowed him to incorporate a high level of expertise and professionalism from outside sources into the Real Estate industry to create positive experiences for all of his clients. Additionally in 2019, Nathan was recognised as First National's SA/NT Property Management Rookie of the Year for excellence in the industry within their first twelve months in Property Management.

In 2020, Nathan was recognised with a Gold Award in Property Management and finished Top 4 in the 'Magnificent 7' Property Managers in SA and the NT. In 2021, Nathan was recognised with the higher, Platinum Award, and finished in the Top 3 Property Managers in SA/NT, being #1 for SA.

In 2022 this was taken one step higher and Nathan was recognised as the #1 Business Development Manager for First National in SA/NT and was invited to join the Chairman's Circle in 2023 for outstanding results in his field.

Owning multiple investment properties himself and his background in Legal Studies, Nathan takes a strong interest in staying up-to-date with everything involving Property Management including the latest news and potential changes to legislation.



Check out our website

