

Andrews Farm, 1 Caspian Lane

A Fine Offering

Don't miss your chance to secure this beautifully designed, low-maintenance home positioned on a desirable corner allotment-perfectly suited to first-home buyers or astute investors seeking a reliable, set-and-forget investment.

Thoughtfully planned for functionality and comfort, the home features an upper-level living area that comprises two well-sized bedrooms and a bright, open-plan kitchen that seamlessly connects to the living and dining zones. This light-filled space is ideal for everyday living and entertaining, with sliding glass doors opening onto a tiled balcony-perfect for enjoying your morning coffee or unwinding in the evening.

The ground-level secure garage not only provides convenience but also adds to the home's overall charm and practicality.

Situated in a prime, family-friendly location, this inviting residence is just moments from



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



For Sale
Please Call

View
ljhooker.com.au/67CKFDC

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**LJ Hooker Craigmore | Elizabeth |
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supermarkets, parks, schools, and public transport. With Munno Para Shopping City nearby, all amenities are within easy reach-offering a lifestyle that balances comfort with convenience.

Key Features:

- Two bedrooms, both with built-in robes and ceiling fans
- Open-plan kitchen, dining, and living area with reverse cycle split system air conditioning and ceiling fans
- Modern kitchen equipped with gas cooktop, under-bench oven, rangehood, and pantry
- Sliding doors open to a private, tiled balcony with elevated views
- Central bathroom with shower and toilet
- Discreet hideaway laundry with built-in trough
- Secure garage with automatic roller door
- Quarterly community title fees are approximately \$407

Location Highlights:

- Close to schools including Andrews Farm Community Preschool, St. Columba College, Mark Oliphant College, and Adelaide North Special School
- Only minutes to Munno Para Shopping City and Elizabeth City Centre
- Easy access to public transport and the Northern Expressway, with the Adelaide CBD just 40 minutes away (approx.)
- Enjoy nearby recreational options, including Playford Lakes Golf Course

This is the perfect opportunity to embrace a low-maintenance, lock-up-and-leave lifestyle. Be sure to view this property before it's gone.

Disclaimer:

We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.

RLA155355

More About this Property

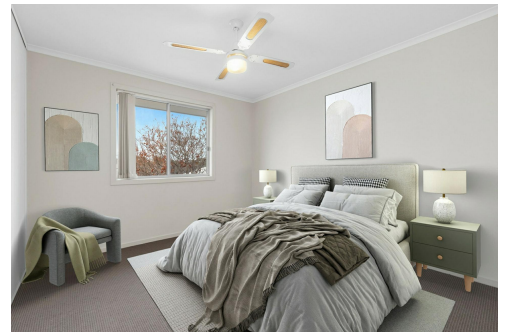
Property ID	67CKFDC
Property Type	House
Land Area	91 m2

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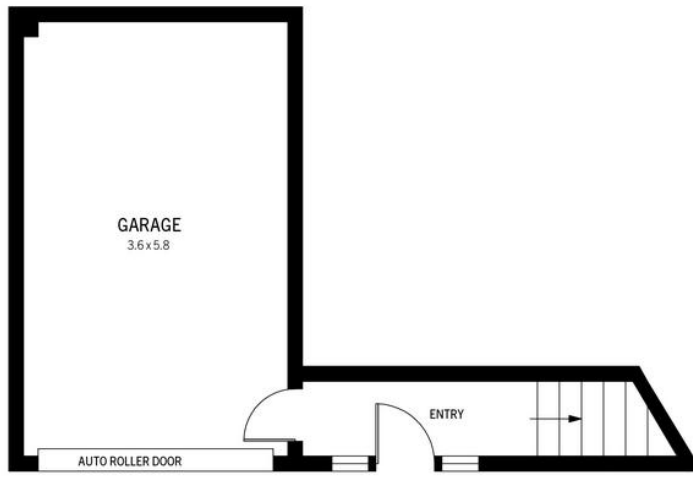
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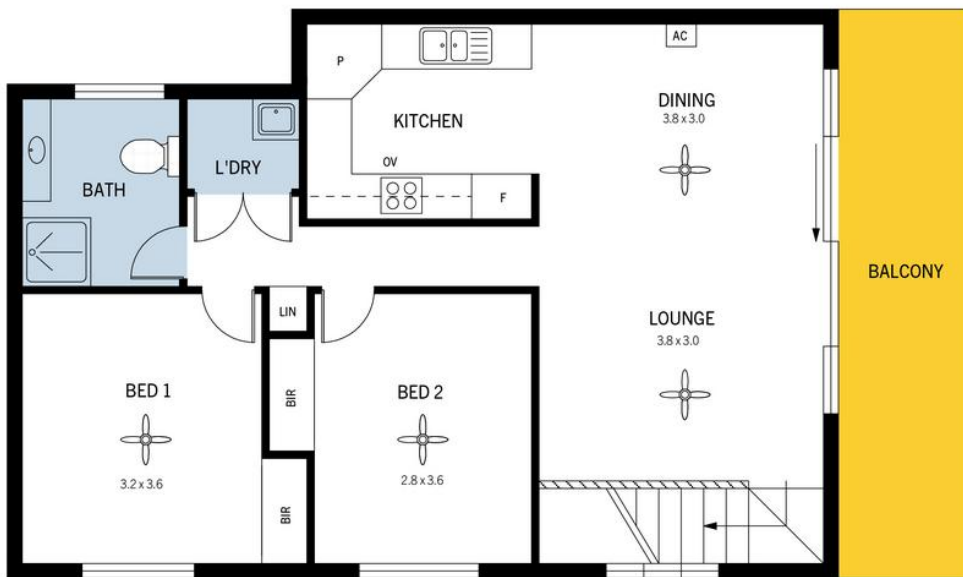


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LOWER LEVEL



UPPER LEVEL

1 Caspian Lane, Andrews Farm

DISCLAIMER: Floorplan and area calculation are approximate and for illustration purposes only.
Produced by **Property Portraits**

Interior 90m²
Garage 21m²
Balcony 14m²

125m²
TOTAL