



10 Oregon Avenue, Andrews Farm

## Fantastic First Home or Investment

Set in a quiet but well located section of Andrews Farm, with schooling and local amenities only a short distance away, it is a pleasure to present this excellent home ripe to become your first home, family home, or a fantastic investment property.

Built c.2011 and sitting on a well utilised 300sqm (approx.) allotment with a lane at the rear providing a rear access gate to the property, this home is ready for you to add your own touches and enjoy. The rear located kitchen with island bench and stainless steel appliances including gas cooktop is ready for entertaining. The master bedroom includes built in robe, ensuite and two further well-proportioned bedrooms which feature built in robes. The layout also features a large open plan living and dining area.

- The property is currently tenanted until 21st of January 2027

### What You Will Love:

- Large open plan living space
- Contemporary kitchen with stainless-steel appliances
- Master bedroom with walk in robe and ensuite
- Two further bedrooms with built in robes
- Single Garage with Auto Panel Lift Door

3  2  1 

**FOR SALE**  
\$619,000 - \$649,000

**VIEW**  
By Appointment

**AGENTS**  
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**AGENCY**  
LJ Hooker Property Specialists  
(08) 8289 6660

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.

 **LJ Hooker**

- Rear patio and lawn space with rear access
- Ducted reverse cycle Air Conditioning
- 1.5kw Solar System on good rebate

Located only a short 2 minute drive from the local Eyre Shopping centre featuring Drakes supermarket, Family Health Centre and dining options as well as a 7 Minute drive to Smithfield Park and Ride as well as Munno Para Shopping Centre.

The home is also well located in walking distance to St Columba College, Nido Early Learning Centre, and the Tafe SA Elizabeth Campus.

Year Built | 2011

Land Size | 300sqm\*

Zoning | MPN - Master Planned Neighbourhood / EAC - Emerging Activity Centre

Local Council | City of Playford

Council Rates | \$495.00p.q\*

Title | Torrens

Easements | No

Internal Living | 125sqm\*

Current Tenancy | \$515 per week until 21st January 2027.

- These are approximates from available sources

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 our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 208516

## MORE DETAILS

Property ID	2DGYGJU
Property Type	House
House Size	125 m2
Land Area	300 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Dishwasher Built-in-Robes Secure Parking Remote Garage Solar Panels

**Jordan Nockolds 0447 809 650**

Sales Specialist | Property Inspector | [jordann@ljhsales.com.au](mailto:jordann@ljhsales.com.au)

**LJ Hooker Property Specialists (08) 8289 6660**

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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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