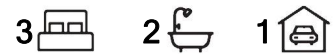




## Andrews Farm, 13 Parkdale Lane

Stylish and Ready to Go!



**For Sale**  
Offers Closed

**View**  
By Appointment

**Contact**  
**Donna Staines**  
0456 844 103  
donnas@ljhsales.com.au

Newly built in 2023, this stylish and low-maintenance home is ready for its new owners to simply move in and enjoy. Positioned on a 300sqm allotment, it offers the ideal combination of comfort, convenience and contemporary living. Whether you're a first-home buyer, downsizer or investor, this modern residence delivers a hassle-free lifestyle in a highly desirable location.

Thoughtfully designed throughout, this home features three generous bedrooms including a master suite complete with a built-in robe and private ensuite. Bedrooms two and three also offer built-in robes, with all bedrooms equipped with ceiling fans for year-round comfort. With its functional layout and quality finishes, this home is perfectly suited to those seeking effortless living with all the modern comforts.

Features you'll love

\*Three bedrooms, master with ensuite and walk in robe



**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.

**LJ Hooker Greenwith | Golden Grove**  
**| Mawson Lakes | Modbury**  
**(08) 8289 6660**

- \* Bedroom two and three with built in robes
- \* Reverse cycle heating and cooling
- \* Artificial turf for low maintenance
- \* Low maintenance flooring throughout
- \* Walk in pantry, dishwasher and gas cooking
- \* Undercover outdoor entertaining
- \* NBN connected

Perfectly positioned for a lifestyle of ease and convenience, this home is just minutes from local shops, quality schooling, restaurants and popular fast-food outlets. Everything you need is right at your doorstep. Plus, with quick access to the expressway, commuting into the Adelaide CBD is a breeze - making this an ideal location for busy families or professionals seeking a well-connected home base.

Don't miss out on this opportunity! Contact Donna Staines today!

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 About this Property

<b>Property ID</b>	2C24GJU
<b>Property Type</b>	House
<b>House Size</b>	122 m2
<b>Land Area</b>	300 m2
<b>Including</b>	Air Conditioning Outdoor Entertaining Secure Parking Remote Garage

**Donna Staines 0456 844 103**

Sales Specialist | [donnas@ljhsales.com.au](mailto:donnas@ljhsales.com.au)

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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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