

Andrews Farm, 30 Centenary Circuit

The Smart Investment!



Originally constructed in 2011, this Torrens titled home is set on a manageable easement free allotment of approximately 375sqm. This home is perfect for those looking to get their foot in the door and enter the property market, and would be a perfect hassle-free addition to your investment portfolio!

Currently tenanted on a fixed lease for \$470 per week until February 2025.

Features include:

- * Three large bedrooms
- * Master bedroom with walk-in robe and ensuite
- * Master bedroom with split-system heating/cooling
- * Split system heating/cooling in the main living area
- * Centralized kitchen with a large island benchtop, stainless steel appliances, gas cooktop, and ample storage throughout

For Sale

\$495,000 - \$540,000

View

ljhooker.com.au/2AACGJU

Contact

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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.

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- * Modern bathroom with a separate toilet
- * Secure double carport with an automatic roller door with internal and external access
- * Low-maintenance yards both front and rear

Ideally located on Centenary Circuit, you will find yourself only ever a stone's throw away from local shops, a number of beautiful reserves and playgrounds, multiple public transport options, schools both public and private, and sporting clubs. All of this and still only a short distance to all the major retailers at either the Munno Para Shopping City or the Elizabeth City Centre.

Add to the mix the proximity to the Northern Expressway, commuting to either the Barossa Valley or Adelaide CBD can be done with ease!

Homes with this much on offer simply don't last!

Register your interest with Ryan Graham today on 0400 912 287.

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 either of our two LJ Hooker Property Specialists Real Estate offices 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

Property ID	2AACGJU
Property Type	House
House Size	141 m ²
Land Area	375 m ²
Including	Air Conditioning Dishwasher Secure Parking Remote Garage

Ryan Graham 0400 912 287

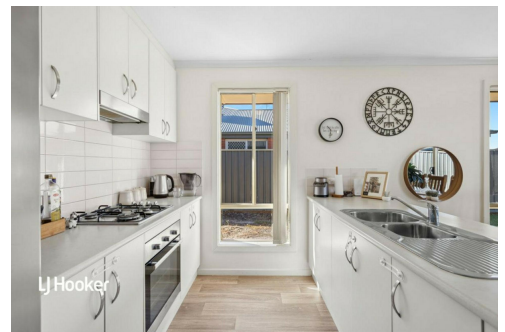
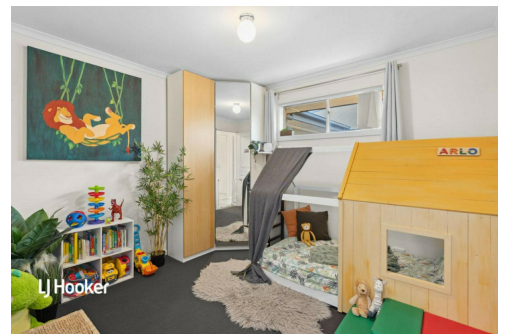
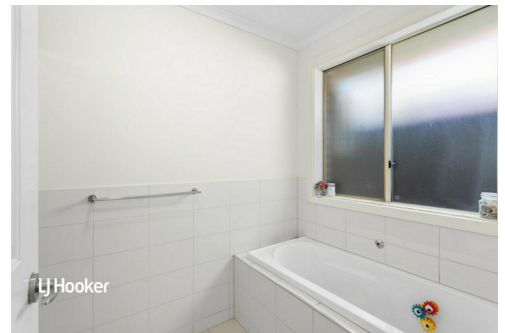
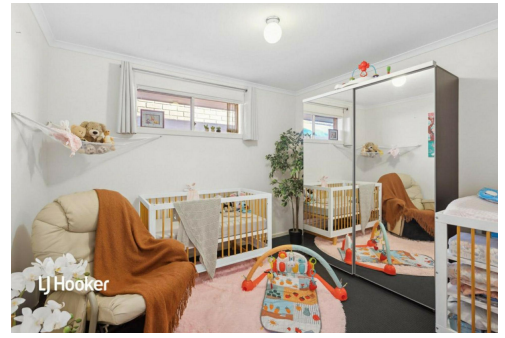
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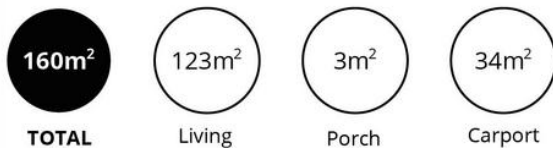
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified. Produced by **The Fotobase Group**