

Andrews Farm, 75 Centenary Circuit

Ideal for First Home Buyers & Investors

Built in 2010, this beautifully presented 3-bedroom home offers the perfect combination of comfort, convenience, and contemporary living. Whether you're a first-time buyer looking to enter the market or an astute investor seeking a low-maintenance property with strong rental appeal, this home is an opportunity not to be missed.

Designed for effortless living, this residence boasts a practical and stylish layout, with thoughtful features throughout. The master bedroom is a true retreat, complete with a walk-in robe, ensuite, and direct access to a private courtyard-perfect for enjoying your morning coffee or unwinding in peace. Bedrooms 2 and 3 are generously sized and include built-in robes, providing ample storage for a growing family or tenants.

A central passageway leads you into the heart of the home: a spacious, light-filled open-plan living area, seamlessly connected to a modern kitchen. Here, you'll find quality stainless steel appliances, a gas cooktop, and an electric oven-ideal for those who love to



For Sale
UNDER CONTRACT BY COREY VOSS

View
ljhooker.com.au/66ZCFDC

Contact
Corey Voss
0412 262 180
corey.voss@ljhces.com.au



**LJ Hooker Craigmore | Elizabeth |
Salisbury
(08) 8255 9555**

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.

cook and entertain. The open-plan design allows for effortless interaction between the kitchen, dining, and lounge areas, creating a versatile space that caters to both everyday living and special gatherings.

Features You'll Love:

- Stylish, functional kitchen with gas cooktop, electric oven, and stainless steel appliances
- Ducted evaporated air conditioning throughout those summer months
- Study nook at the front of the home-perfect for remote work or study
- Private courtyard providing an inviting outdoor space for relaxation
- Secure garage with automatic roller door and internal access for convenience
- Low-maintenance lifestyle with minimal upkeep required

This property presents an excellent investment opportunity, with an estimated rental return of approximately \$500 per week. Its modern design and low-maintenance appeal make it highly attractive to tenants, ensuring strong demand in the rental market.

Positioned in a sought-after location, this home is close to all essential amenities, including:

- Shopping centres for all your retail and grocery needs
- Public transport options for easy commuting
- Schools and childcare facilities for growing families
- Parks and recreational areas perfect for outdoor activities

Whether you're looking for your first home, downsizing, or adding to your investment portfolio, this property offers the perfect blend of comfort, convenience, and profitability.

Don't miss out on this fantastic opportunity!

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

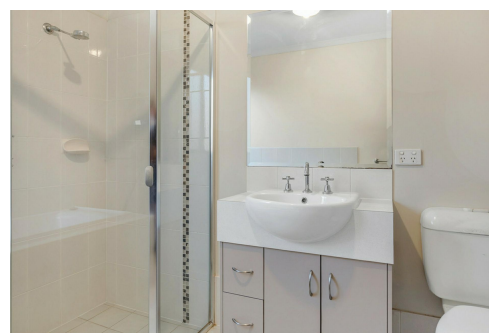
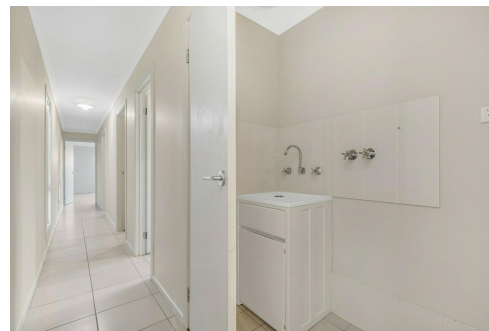
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|----------------------|---------|
| Property ID | 66ZCFDC |
| Property Type | House |
| Land Area | 210 m2 |

Corey Voss 0412 262 180

Licensee & Senior Sales Representative | corey.voss@ljhces.com.au

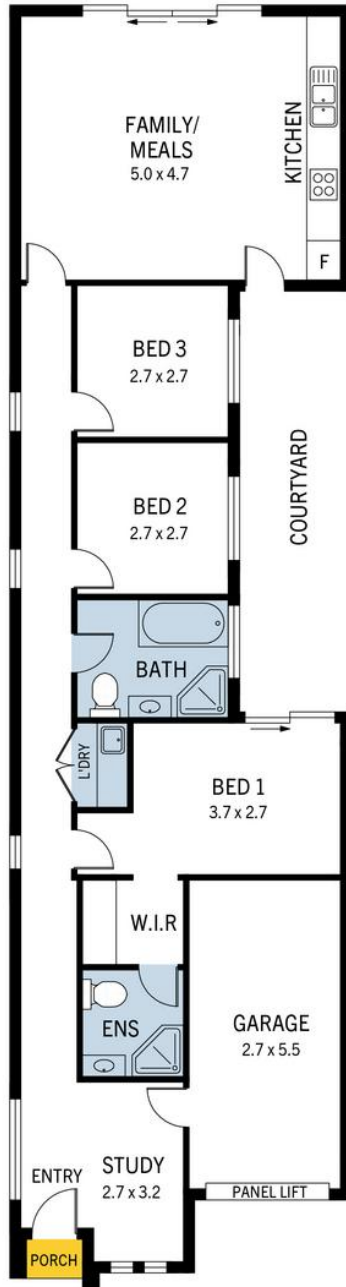
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Shop 17, Craigmore Village, Yorktown Road, CRAIGMORE SA 5114
craigmoreelizabeth.ljhooker.com.au | Office@ljhces.com.au



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

Interior 91m²
Garage 15m²

106m²
TOTAL



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