

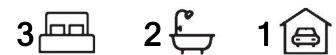
Blakeview, 35 Park Terrace

Stylish Townhouse Living in the Heart of Blake's Crossing

If you're seeking low-maintenance, stress-free living or a smart, set-and-forget investment, this contemporary townhouse could be just the one. Perfectly positioned just moments from the vibrant heart of Blake's Crossing, it offers the ideal lifestyle for busy singles, couples, or savvy investors looking for immediate returns.

Set on a picturesque street surrounded by other modern townhouses, this home is just a short walk to parks, shops, and dining options. Inside, you'll find a spacious open-plan design that brings together living, dining, and entertaining. The sleek kitchen is a standout feature, complete with stainless steel appliances, gas cooktop, oven, rangehood, double sink, pantry, and breakfast bar - all complemented by cabinetry in modern neutral tones.

The open living area flows seamlessly to the outdoor patio, perfect for relaxing or entertaining.



For Sale
Please Call

View
ljhooker.com.au/678HFDC

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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(08) 8255 9555**

Upstairs, the generous master suite includes his and hers built-in robes, a private ensuite, and double doors opening onto picturesque views of the Blake's Crossing lake and parklands. Two additional bedrooms at the rear of the home also include built-in robes, while a modern main bathroom and convenient linen cupboard complete the upper level.

Additional features include:

- Ducted reverse cycle air conditioning throughout for year-round comfort
- Single car garage with automatic roller door and internal access
- Under-stair storage for added practicality
- Easy care Gardens
- Great Location close to schools, Parks shops and more

Specifications:

- CT / 6120/419
- Title / Community Title
- Community Title Fees / \$212 per Quarter
- Council / Playford
- Built / 2014
- Land / 125m2 (approx.)
- Easements / Nil
- Estimated rental assessment / \$480-\$510 per week

Please Note: This home is currently tenanted at \$460 per week until September 2025.

Set on approximately 125sqm of easy-care, landscaped gardens, this home offers effortless living in a prime location.

Enjoy the convenience of being just minutes from Blakes Crossing Village Centre, complete with Woolworths, specialty stores, restaurants, cafés, and beautifully landscaped parklands, including a large lake, playgrounds, and barbecue facilities.

Whether you're starting out, slowing down, or expanding your investment portfolio, this property is an exceptional opportunity not to be missed.

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



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More About this Property

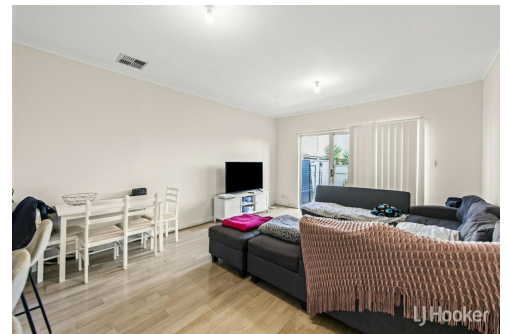
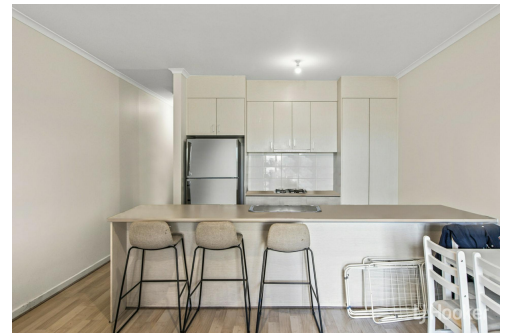
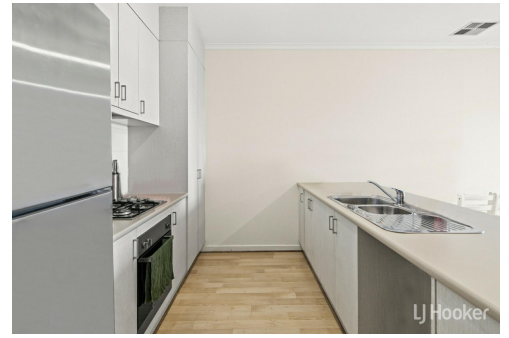
Property ID	678HFDC
Property Type	House
Land Area	125 m2

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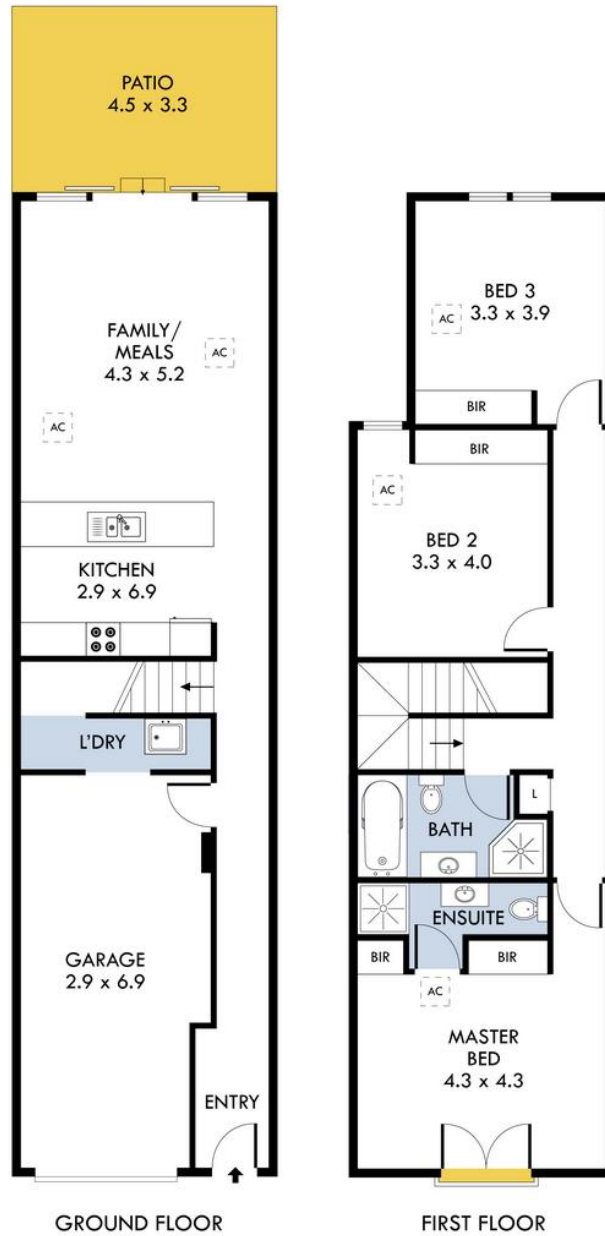
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GROUND FLOOR

FIRST FLOOR

35 Park Terrace, Blakeview

	INTERNAL	- 157.9 SQM
	EXTERNAL	- 14.9 SQM
	TOTAL	- 172.8 SQM

Please Note: Every care has been taken to verify the correctness of the areas and details used in this leaflet. No warranty or representation is given or made as to the correctness of the information supplied and neither the owners, illustrator nor the Agent accept responsibility for errors or omissions. The sketch is for illustration purposes only and intending purchasers should satisfy themselves independently regarding sizes, layout and location of the property. Please check with local council that all structures are approved by council.