



## Blakeview, 9 Berwick Rise

### A Well Loved Home in Blakeview!

Welcome home to Blakeview, where tranquility meets convenience in this immaculately presented residence brought to you by Andrew Rose of LJ Hooker

Nestled in a peaceful street, this cherished abode boasts four bedrooms and two bathrooms, providing ample space for families to thrive. The single garage offers secure parking, while the generous 620 sqm allotment (approx.), with its wide 20-meter frontage (approx.), provides the perfect canvas for your lifestyle aspirations.

For those with a penchant for adventure, there's plenty of room to accommodate a boat or caravan, along with ample off-street parking-a rare find in today's market.

Upon entry, be greeted by a spacious formal living area, inviting you to unwind and entertain with ease. Adjacent, a separate formal dining area sets the stage for intimate gatherings and memorable meals.



**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.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/65CBFDC](http://ljhooker.com.au/65CBFDC)

**Contact**  
**Andrew Rose**  
0421 988 597  
[andrew.rose@ljhces.com.au](mailto:andrew.rose@ljhces.com.au)

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

The heart of the home lies in its well-appointed kitchen, overlooking the family and meals area, where culinary delights are shared and cherished moments are created.

Each of the bedrooms is adorned with built-in robes, ensuring ample storage space and practicality for everyday living.

Step outside to discover the expansive backyard, complete with drive-through access from the garage and a convenient side gate, offering endless possibilities for outdoor enjoyment and relaxation.

Features we Love:

- Solar System
- Heating and Cooling
- Ample Off Street Parking
- Room to park the Caravan or Boat
- Side Gate Access
- Wide 20metre Frontage (approx.)
- Garden Shed

Nearby educational institutions include Craigmore High School, Blakes Crossing Christian College, Trinity College, Catherine McAuley School, and Playford Primary School.

Convenience is at your doorstep with proximity to Munno Para Shopping Centre and Blakes Crossing Shopping Centre, offering an array of shops, restaurants, medical facilities, and fitness centers.

Specifications:

CT / 5877/508

Council / Playford

Built / 2003

Land / 620m2 (approx.)

Frontage / 20m (approx.)

Easements / NIL

Estimated rental assessment / \$550 - \$580 per week

Don't miss the opportunity to make this beloved home yours. Contact Andrew Rose of LJ Hooker today to arrange a viewing and embark on the next chapter of your journey in beautiful Blakeview.

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



**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.

## More About this Property

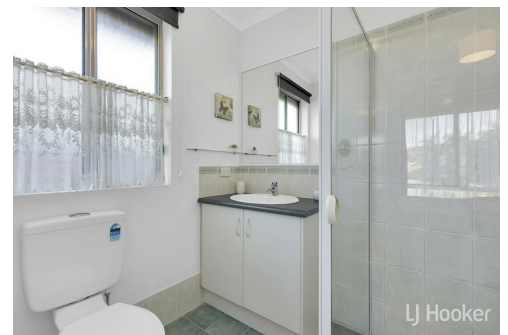
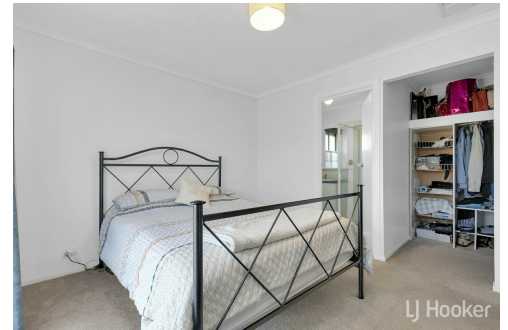
Property ID	65CBFDC
Property Type	House
Land Area	619 m <sup>2</sup>

**Andrew Rose 0421 988 597**

Senior Sales Representative | [andrew.rose@ljhces.com.au](mailto:andrew.rose@ljhces.com.au)

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

Shop 17, Craigmores Village, Yorktown Road, CRAIGMORE SA 5114  
[craigmoreselizabeth.ljhooker.com.au](mailto:craigmoreselizabeth.ljhooker.com.au) | [Office@ljhces.com.au](mailto:Office@ljhces.com.au)

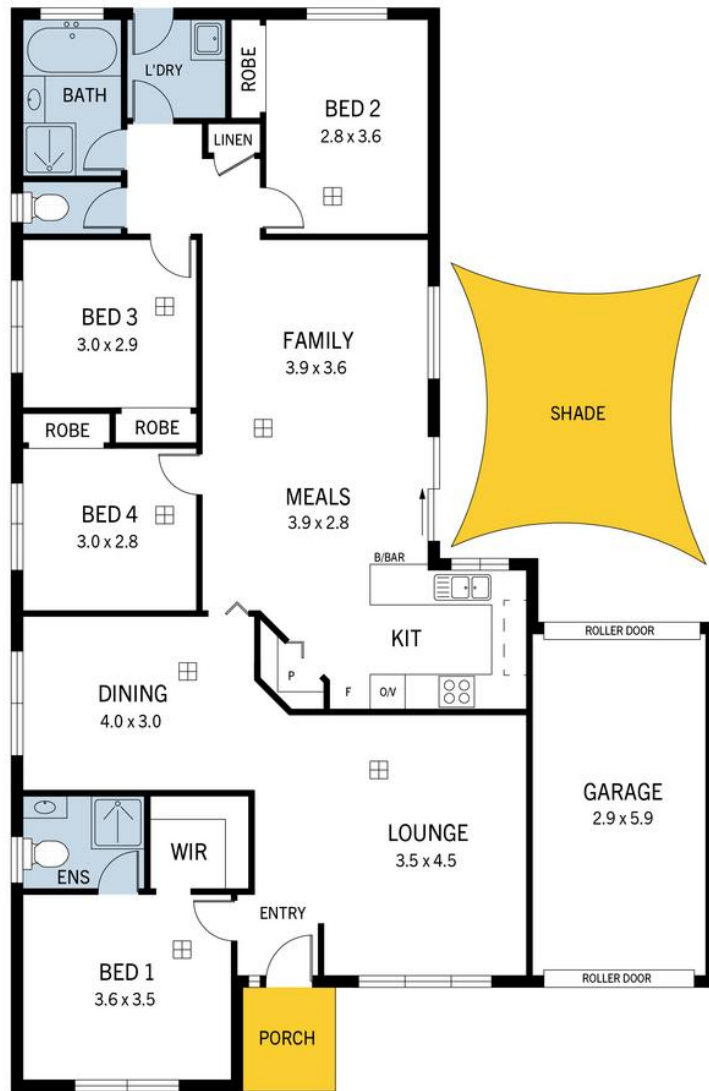


**Disclaimer:** All information contained therein is gathered from relevant third parties sources.

We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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

SHED  
2.0 x 2.0



### 9 Berwick Rise, Blakeview

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

Interior	134m <sup>2</sup>	<b>160m<sup>2</sup></b> TOTAL
Garage	18m <sup>2</sup>	
Exterior	8m <sup>2</sup>	