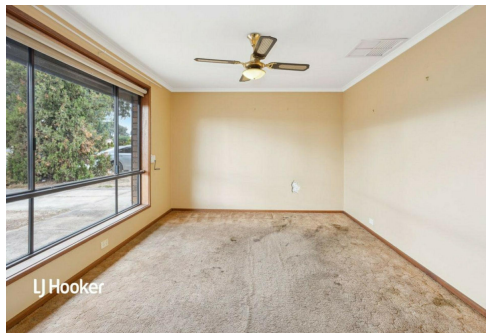
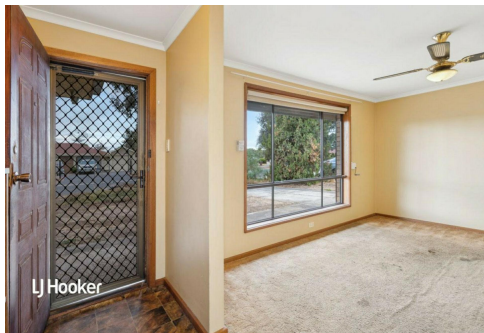




Burton, 20 Coolen Crescent

Ripe and Ready for you!

3 1 4

Auction Location: Onsite

AUCTION: Onsite, Saturday the 15th of June at 10:30am

Situated on a whopping 710m2 (approx.) 'Torrens Title' allotment with no easements and a frontage of 20.38m (approx.) this three bedroom home is ripe and ready for you to add your improvements, renovate and reap the rewards. With drive-through gated access to the rear yard and garage with an additional carport, the backyard is a blank canvas for you to design to suit your family or future plans this home is guaranteed to appeal to young home buyer and investors alike.

Features include:

- * No easements / Torrens title allotment
- * Three-bedroom home built in 1985



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

Auction (\$440,000)

View

ljhooker.com.au/2AB7GJU

Contact

Shaun Roberts

0435 367 534

shaunr@ljhsales.com.au

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

- * Main bedroom with built-in robe
- * Front lounge
- * Meals and kitchen adjacent
- * Updated bathroom with corner bath
- * Gas wall heater and ducted evaporative cooling
- * Pergola with hailstone damage in need of repair
- * Double garage in the rear yard perfect for those looking to store vehicles or have a workshop
- * Carport to the side of the home and one adjacent to the garage for a second vehicle

Walking distance to Springbank Plaza Shopping Centre, and Kaurna Park Wetlands perfect for a walk with the family or to walk the dog. A wonderful opportunity to get your foot in the real estate property market, enquire 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 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.

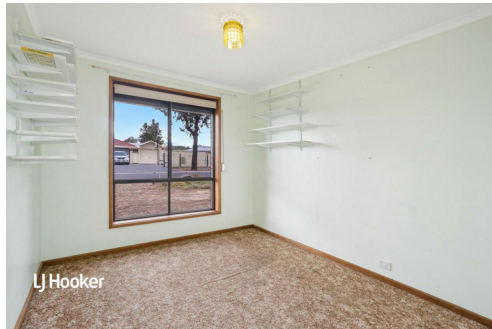
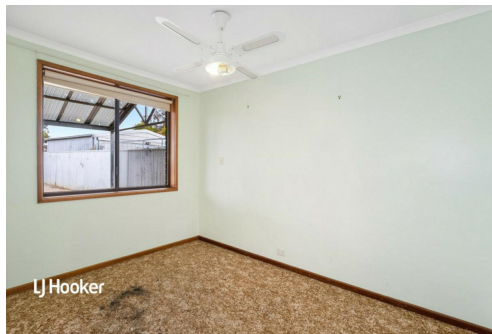
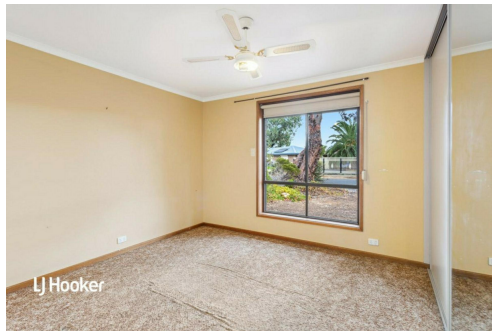
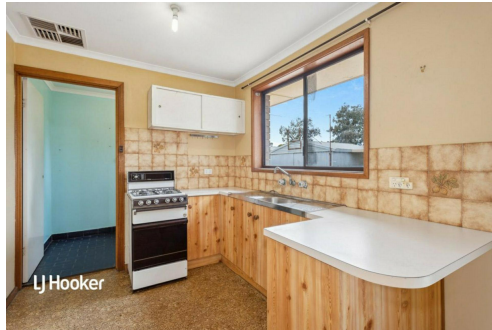
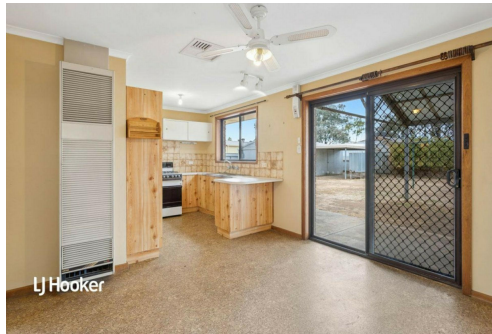
RLA 208516

More About this Property

Property ID	2AB7GJU
Property Type	House
House Size	100 m²
Land Area	710 m²
Including	Fully Fenced

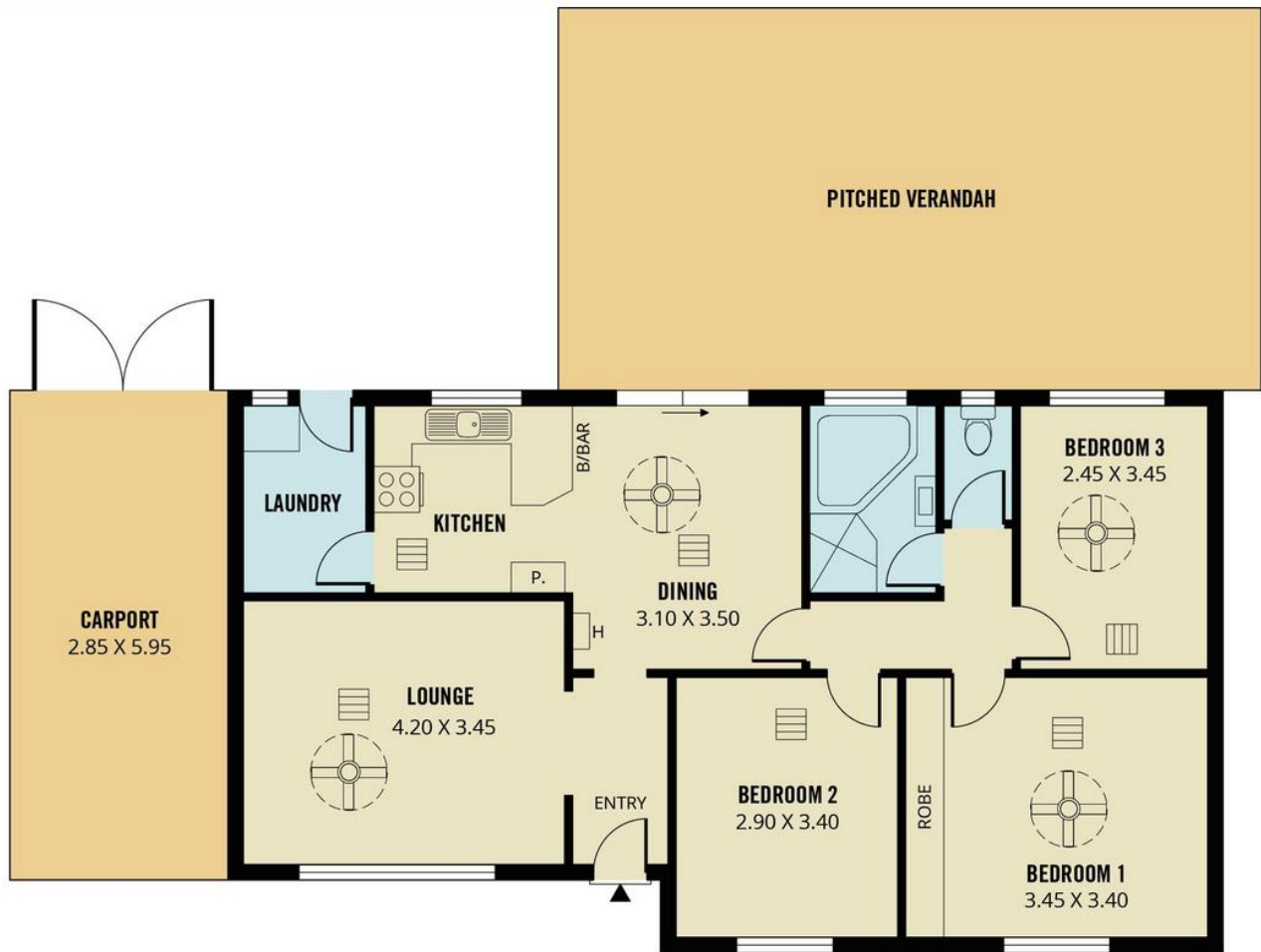
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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