



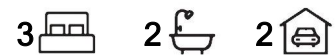
Burton, 23 Newhaven Terrace

Your New Safe Haven

Striking from the street, this is a home that is sure to impress. The facade will show you a double carport under the main roof, well looked after lawn, and roses that line the garden bed. Coming inside you'll find the main lounge, with neutral colour tones and sturdy tiling underfoot.

To the left you'll find a spacious master, accompanied by neat ensuite and walk in robe, giving you a taste of what to expect from the rest of the home. Coming into the centre of the home is the second living space, large kitchen area, and dinning space to boot. The kitchen features stainless steel appliances, and breakfast bar as well, completing what is a usable and modern space.

Towards the rear of the home are the remaining two bedrooms, both with built in robes, as well as the second bathroom and toilet to service them. Stepping outside you're greeted with an undercover entertaining area, fully concreted, and spilling out onto a second lawn



For Sale
Please Call

View
ljhooker.com.au/67D4FDC

Contact
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area with garden shed.

It is with great pleasure that LJ Hooker Craigmore | Elizabeth and Gareth Dickins present this unique opportunity to the public, with the utmost intention to give each and every buyer the best opportunity to secure the home. If you have any questions not covered in this outlay, please do not hesitate to contact Gareth on 0417 883 329

Location highlights:

- Convenient access to the Northern Connector, taking only 25 minutes to arrive in the city
- A leisure stroll to the magnificent Springbank Wetlands
- Around the corner from local schools for easy morning commutes
- Close to your local Woolworths for all your daily essentials, while local eateries and takeaway shops are dotted throughout the area
- A quick 15-minutes to the newly built Parafield Outlet for all your major brand name shopping outlets, cafés and entertainment options

Specifications:

CT / 5938 / 673

Council / Playford

Zoning / GN

Built / 2007

Land / 450m2 (approx)

Council Rates / TBA

Emergency Services Levy / TBA

SA Water / \$165.55pq approx

Estimated rental assessment: \$560 - \$590 p/w (Written rental assessment can be provided upon request)

Nearby Schools / Paralowie R-12 School, Burton Primary School, Goodstart Early Learning

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	67D4FDC
Property Type	House
Land Area	450 m2

Gareth Dickins 0417883329

Sales Representative | gareth.dickins@ljhces.com.au

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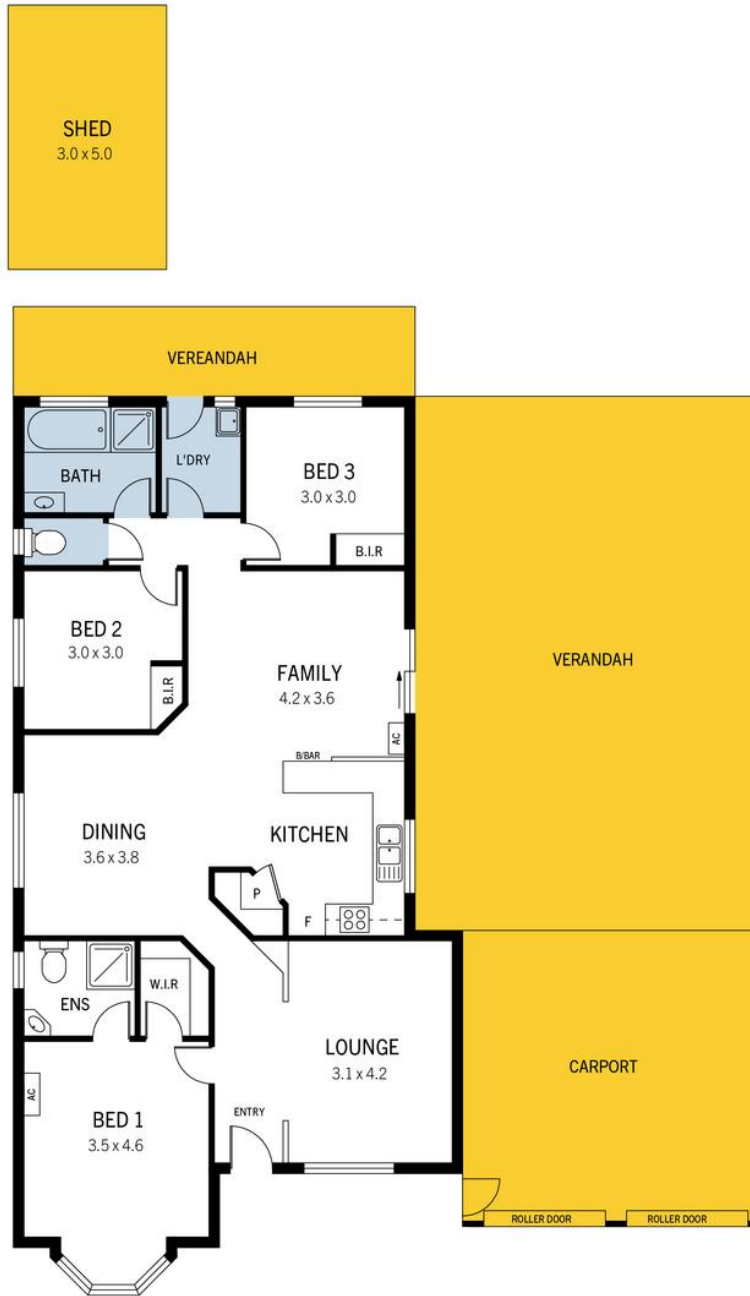
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23 Newhaven Terrace, Burton

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

Interior	113m ²	237m² TOTAL
Exterior	78m ²	
Shed	15m ²	
Carport	31m ²	