

44 Maguire Crescent, Burton

UNDER CONTRACT - 21 OFFERS RECEIVED

Perfectly positioned close to schools, public transport, Springbank Plaza Shopping Centre and Paralowie Village Shopping Centre, this well-maintained home presents an outstanding opportunity for first home buyers and savvy investors alike.

Proudly held by the same owner for many years, the home is neat, tidy, and ready to move into, offering comfortable living with excellent functionality throughout.

Property Features include:

- Three well-proportioned bedrooms
- Built-in robe to the master bedroom
- Spacious front L-shaped lounge and dining area
- Built-in bar, ideal for entertaining
- Centrally located two-way bathroom
- Walk-through kitchen with ample cupboard space
- Ducted evaporative cooling and gas heating for year-round comfort
- Gas cooktop and floating floors through the kitchen and meals area

Outdoor Highlights:

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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FOR SALE
UNDER CONTRACT

AGENTS

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

James Frencken
0476 871 921
james.frencken@ljhces.com.au

AGENCY

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



- Neat, low-maintenance yards
- Covered verandah for outdoor enjoyment
- Carport plus valuable side access
- " Secure, good-sized garage
- " Generous allotment of approximately 600m²
- No easements and frontage of 20m

Investment Potential:

For investors, the property offers strong appeal with an estimated rental return of approximately \$550 - \$570 per week.

A solid home in a convenient location - opportunities like this don't last long. Act quickly!

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 DETAILS

Property ID	68AXFDC
Property Type	House
Land Area	600 m2

Corey Voss 0412 262 180

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

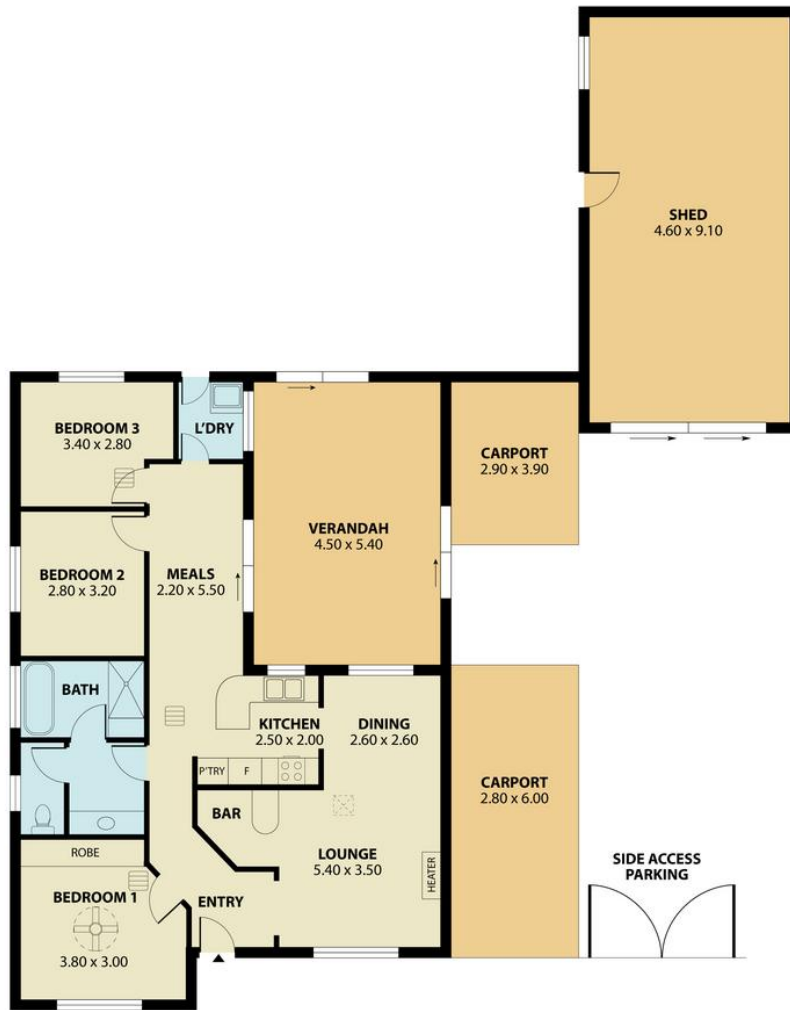
James Frencken 0476 871 921

Sales Representative | james.frencken@ljhces.com.au

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

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





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INTERNAL - 137.8 SQM
 EXTERNAL - 52.0 SQM
 TOTAL - 189.8 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.