



Craigmore, 11 Conmurra Court

Endless Potential

Pick up your paint brush, strap on your tool belt! This one needs a little TLC to turn it into your first home, investment property, or anything in between. The block itself is one of the highlights here, with 20 metres of frontage and a whopping 610 square metres.

The floor plan of the home oozes functionality and space, with a spacious lounge and potential to create that desirable open plan. The property also features drive through carport with roller door, ceiling fans to each bedroom, and floor to ceiling tiles in a partly renovated bath.

It is with great pleasure that LJ Hooker Craigmore | Elizabeth and Bradley Clarke 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 Bradley on 0422 070 240



For Sale
Please Call

View
ljhooker.com.au/67J1FDC

Contact
Bradley Clarke
0422 070 240
brad.clarke@ljhcs.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.

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(08) 8255 9555**

Location highlights:

- Convenient access to the Northern Connector, taking only 40 minutes to arrive in the city
- Pop next door to the magnificent Conmurra Reserve
- Around the corner from local schools for easy morning commutes
- Close to your local Coles for all your daily essentials, while local eateries and takeaway shops are dotted throughout the area
- A quick 5-minutes to Munno Para Shopping City for all your major brand name shopping outlets, cafés and entertainment options

Specifications:

CT / 5524 / 729

Council / Playford

Zoning / GN

Built / 1978

Land / 610m2 (approx)

Council Rates / TBA

Emergency Services Levy / TBA

SA Water / \$165.55pq approx

Estimated rental assessment: \$490 - \$520 p/w (Written rental assessment can be provided upon request)

Nearby Schools / Craigmores High School, Craigmores South Primary School, Hope Christian College

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 About this Property

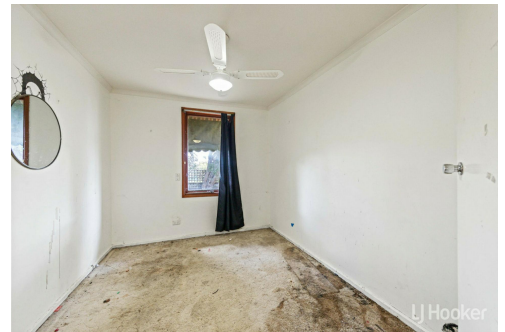
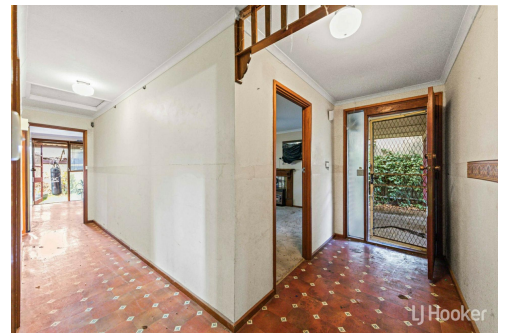
Property ID	67J1FDC
Property Type	House
Land Area	606 m2

Bradley Clarke 0422 070 240

Sales Representative | brad.clarke@ljhces.com.au

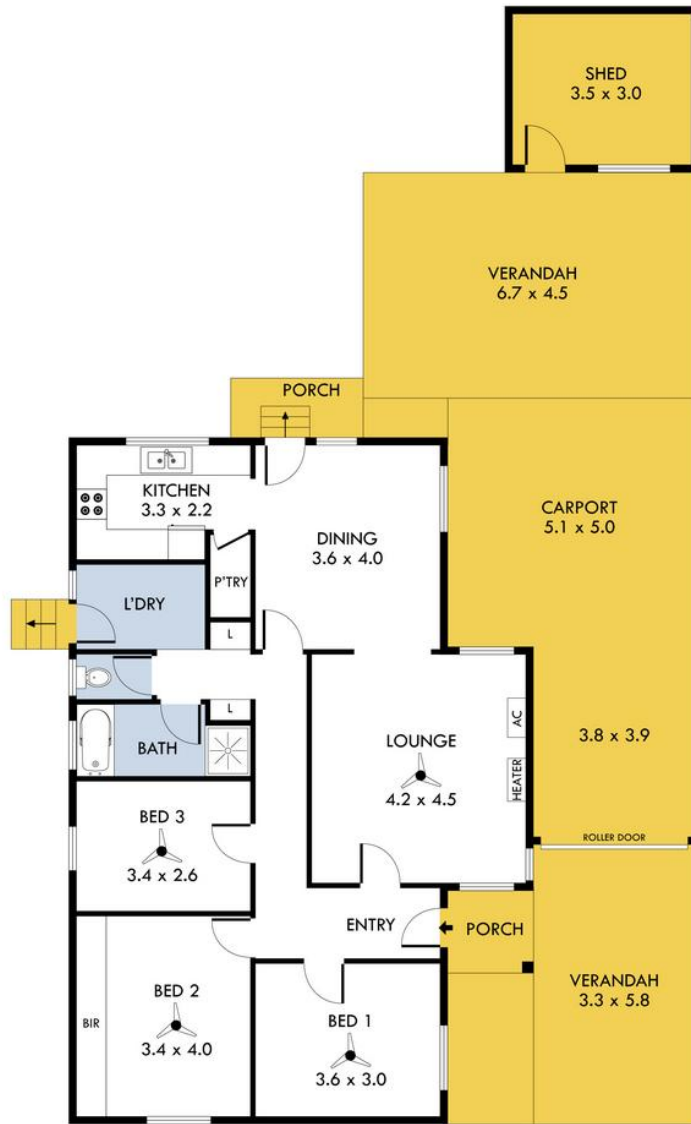
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INTERNAL - 103.7 SQM
 EXTERNAL - 105.8 SQM
 TOTAL - 209.5 SQM

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