




11 Conmurra Court, Craigmore

## Secluded Gem

11 CONMURRA COURT, CRAIGMORE

They say to buy the best house on the street. This home will blow you away as you approach, with sweeping gardens and lush green grass. The grounds are kept healthy by extensive irrigation, and programmed by timer, it's a textbook set and forget. The contrasting colours of the bark, foliage, and trees to line the fence are sure to impress. It's the beautiful beige render that catches the eye, begging you to open the door. Upon entry, you'll discover crisp whites, clean greys, and other neutral tones that leave room to add that personal touch.

The master bedroom boasts space, and a built in wardrobe that spans the length of the room. In addition we have plush carpet, brand new, that features in all three beds. Coming down the hall is the main bathroom, with floor to ceiling tiling, and the same white/grey tones that repeat throughout. The centre of the home, the main living space, is spacious and flows through to the kitchen/dining. Both of these areas are complimented by skylights, ensuring the space is light filled and energy efficient during daylight hours. The kitchen itself adds style, with a tasteful pastel green to the cabinetry as well as stone benchtops.

3  1  1 

**FOR SALE**  
UNDER CONTRACT

### AGENTS

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### AGENCY

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(08) 8255 9555

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

The backyard carries on from the front, with the same lush grass, and plenty of space to entertain. Here you can truly realise the expanse of the block, with that golden bark carried through from the front, as well as refurbished fence work in the background. The carport to the side runs right through to the rear, completing a block that is easily accessible from all angles. Other hidden features include brand new electrical work to the entire home, i.e.. switches, power points and cabling in the roof and walls. The free standing stove is also new, with easily controllable gas stove. Lastly are the new roller blinds throughout the home, allowing complete control of natural light throughout.

It is with great pleasure that LJ Hooker Craigmore | Elizabeth | Salisbury presents this unique opportunity to the public, with the utmost intention to give each and every buyer the best opportunity to secure the home.

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 / \$520 per quarter approx.

Emergency Services Levy / \$130 per annum approx.

SA Water / \$175 per quarter approx.

Estimated rental assessment: \$520 - \$550 p/w (Written rental assessment can be provided upon request)

Nearby Schools / Craigmore High School, Craigmore 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 DETAILS

Property ID 67YXFDC  
Property Type House  
Land Area 606 m2

### **Corey Voss 0412 262 180**

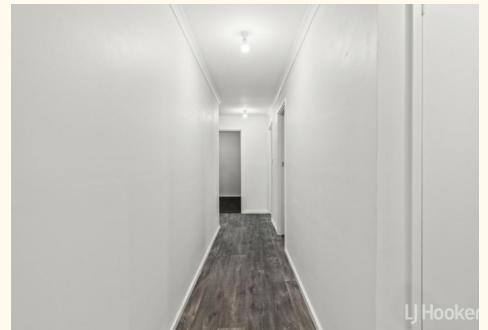
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INTERNAL - 103.7 SQM  
 EXTERNAL - 105.8 SQM  
 TOTAL - 209.5 SQM

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