







18 Birmingham Drive, Craigmore

A home with room for everyone and then some!

Designed with family living at its heart, this spacious home offers the perfect blend of comfort, space and versatility. With multiple living areas, fantastic outdoor entertaining and the added bonus of separate accommodation for extended family or visiting guests, there is plenty of room for everyone to spread out, come together and make lasting memories.

Featuring three generously sized bedrooms under the main roof, the master suite offers a walk-in robe, private ensuite, ceiling fan, roller shutters and split-system heating and cooling for year-round comfort. A spacious front lounge provides the perfect place to unwind and enjoy some quiet time, while the open-plan kitchen and living area forms the heart of the home, ideal for preparing family meals, entertaining friends and enjoying everyday life together.

Key Features Include:

- Spacious master suite with walk-in robe, private ensuite, split-system air conditioning and roller shutters
- Bedrooms two and three with ceiling fans, plus split-system air conditioning to bedroom three
- Generous front lounge with split-system heating and cooling, plus

4 2 2

FOR SALE
$840,000 - $865,000

VIEW
Sat 21st Nov @ 10:00AM - 10:30AM

AGENTS
Donna Staines
0456 844 103
donnas@ljhsales.com.au

AGENCY
LJ Hooker Property Specialists
(08) 8289 6660

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.

LJ Hooker

an open-plan kitchen and living area
- Well-appointed kitchen featuring gas cooking, walk-in pantry, dishwasher, integrated coffee machine and filtered water
- Evaporative cooling throughout
- Main bathroom with floor-to-ceiling tiling and double-basin vanity
- Separate laundry with external access and additional linen storage
- Solar system and gas hot water service
- Double garage with automatic roller door and convenient internal access
- Separate granny flat featuring a bedroom, lounge area and split-system air conditioning
- Covered alfresco entertaining area with decking, overlooking the sparkling fibreglass swimming pool

Step outside and discover a fantastic space for entertaining and enjoying the warmer months, where the covered alfresco area with decking overlooks the sparkling fibreglass swimming pool. Whether hosting weekend barbecues, watching the kids splash about or simply relaxing with family and friends, this inviting outdoor setting is made for creating lasting memories.

Adding another layer of versatility is the separate granny flat at the rear, complete with a divided private area, bedroom, lounge room, ceiling fan and split-system air conditioning. Perfect for teenagers wanting their own space, grandparents, extended family or visiting guests, this valuable addition offers privacy, independence and flexibility for a variety of living arrangements.

Conveniently located close to local schools, childcare centres, parks, sporting facilities and public transport, the home is also within easy reach of Munno Para Shopping City and Elizabeth City Centre for shopping, dining and everyday essentials. With major road connections nearby, commuting and travelling throughout Adelaide is made easy. Offering spacious interiors, inviting outdoor entertaining and the added advantage of separate accommodation, this is an outstanding opportunity to secure a versatile family home designed to adapt to your needs today and well into the future.

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 our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.
RLA 208516

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MORE DETAILS

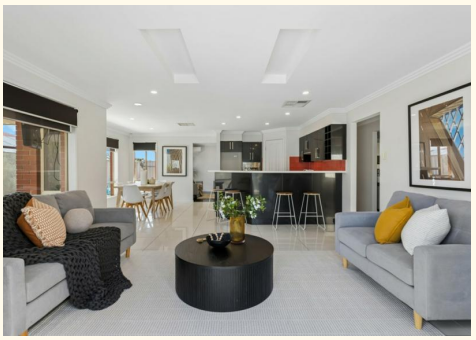
Property ID	2E3KGJU
Property Type	House
House Size	171 m2
Land Area	450 m2
Including	Air Conditioning
	Evaporative Cooling
	Pool
	Dishwasher
	Outdoor Entertaining
	Workshop
	Built-in-Robes
	Solar Panels

Donna Staines 0456 844 103
Sales Specialist | donnas@ljhsales.com.au

LJ Hooker Property Specialists (08) 8289 6660
Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097
propertyspecialists.ljhooker.com.au | info@ljhsupport.com.au











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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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