



19 Dimboola Court, Craigmore




Move In or Invest

Presented by Andrew Rose of LJ Hooker, this well positioned three bedroom home offers comfortable living with the added bonus of a versatile external rumpus room, creating a flexible opportunity for families, investors or those seeking additional space.

Tucked away in a quiet court, the home welcomes you with a front porch that leads into the main lounge room, providing a relaxed space to unwind. The kitchen features ample cupboard space and overlooks the dining area, while also opening out to the verandah, creating a seamless connection between indoor and outdoor living.

The master bedroom includes a built-in robe and private ensuite, while the remaining two bedrooms are well sized and serviced by the central bathroom complete with bath, shower, single vanity and a separate toilet for added convenience.

Outside, the property continues to impress with a secure single carport, a large pergola ideal for entertaining, a grassed area for children or pets, and a shed for additional storage. The external rumpus room adds further appeal and offers endless possibilities, whether used as a games room, studio, teenage retreat or home office.

3  2  1 

FOR SALE
UNDER CONTRACT BY ANDREW ROSE

AGENTS

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AGENCY

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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**

Set on a generous 601sqm allotment (approx.), the property provides space and versatility for the whole family while also presenting an excellent investment opportunity.

Key features we love:

- Master Bedroom with Ensuite
- Large Rear Pergola
- Heating and Cooling
- External Rumpus Room
- Single Carport
- Close to Schools, Parks and Shops
- 601 Sqm (approx.)

Specifications:

- CT / 5100/757
- Council / Playford
- Built / 1978
- Land / 601sqm (approx.)
- Easements /

Subject to service easements over the land marked D for Drainage purposes to the council for the area (223LG RPA)

Please Note: This home is currently tenanted for \$510 per week on a periodic lease

Conveniently located close to quality schooling including Hope Christian College and Craigmores South Primary School, with shopping nearby at Craigmores Shopping Village. Recreational options are also close by with local sporting clubs and the recently upgraded Barry Warren Reserve featuring a pump track, playground and open grassed areas perfect for families.

Contact Andrew today to find out more.

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	68HWFDC
Property Type	House
House Size	115 m2
Land Area	601 m2

Andrew Rose 0421 988 597

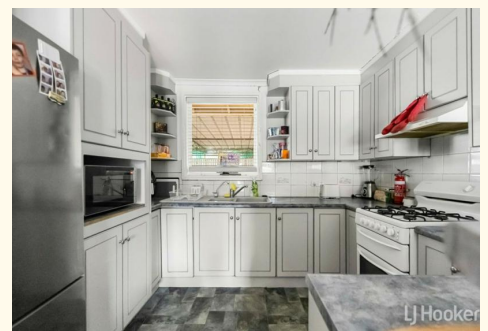
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	INTERNAL	- 108.1 SQM
	EXTERNAL	- 121.8 SQM
	TOTAL	- 229.9 SQM

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.