







21 Somerset Grove, Craigmore

Room to Relax, Entertain & Make Your Own

"UNDER INSTRUCTIONS FROM THE PUBLIC TRUSTEE"

There's plenty to like here starting with the rumpus/studio room a versatile bonus space ready to be whatever you need it to be. Set up a home office, create a hobby room, give the kids their own hangout or simply enjoy having a little extra room to spread out.

The enclosed verandah adds another inviting space to the home, complete with blinds to make it comfortable whatever the weather. It's an ideal spot for morning coffee, afternoon drinks, family gatherings or simply settling in with a good book. This is a space you'll quickly find yourself using year round.

Step outside and the home's character really comes to life. The established gardens provide a beautiful green backdrop, creating a relaxed and inviting outdoor atmosphere. There's something special about a garden that has had time to grow and develop with plenty of personality already in place.

Positioned in a convenient pocket of Craigmore, close to local schools including Craigmore South Primary, Playford Primary and Hope

3 1 1

FOR SALE
$630,000

VIEW
Sat 21st Nov @ 11:00AM - 11:30AM

AGENTS
Valentina Corsaro
0401 864 191
vcorsaro@ljhkensingtonunley.com.au

Nick Ploubidis
0423 840 514
nploubidis@ljhkensingtonunley.com.au

AGENCY
LJ Hooker Kensington | Unley
(08) 8431 6088

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.

Christian College, while Somerset Grove Reserve and Craigmore Park provide plenty of nearby green space to enjoy. Everyday shopping is easy with Craigmore Village Shopping Centre close by making this a location that combines convenience with a relaxed family lifestyle.

With its character, flexible living spaces and established gardens this is a home that offers more than meets the eye. Comfortable, practical and full of potential, it's a place where you can settle in make it your own and enjoy for years to come.

$670,000

CT: Volume 5242 Folio 632
Council: City of Playford
Council Rates: $2,014.15 per annum (approx.)
Water Rates: $191.85 per quarter (approx.)
Land Size: 450 square metres (approx.)
Year Built: 1997 (approx.)

To register interest, copy and paste the below link into your browser:
https://buy.realtair.com/properties/312441

RLA 275279

MORE DETAILS

Property ID	61UJFDJ
Property Type	House
House Size	262 m2
Land Area	450 m2











Valentina Corsaro 0401 864 191
Sales Associate | vcorsaro@ljhkensingtonunley.com.au
Nick Ploubidis 0423 840 514
Principal | Auctioneer | nploubidis@ljhkensingtonunley.com.au

LJ Hooker Kensington | Unley (08) 8431 6088
295 Kensington Road, KENSINGTON PARK SA 5068
kensingtonunley.ljhooker.com.au |
reception@ljhkensingtonunley.com.au

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.



262m²	136m²	1m²	17m²	54m²	54m²
TOTAL	Living	Porch	Garage	Verandah	Pergola/ Shed

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.

Produced by **The Fotobase Group**

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.