



## Craigmore, 24 Carob Crescent

Your Next Family Home Awaits

Proudly presented by Andrew Rose of LJ Hooker, this well-loved family home in the heart of Craigmore is perfect for those seeking comfort, convenience, and charm.

Step inside and discover a thoughtfully designed layout featuring three spacious bedrooms, each complete with built-in robes, offering plenty of storage for the entire family. The recently updated bathroom adds a modern touch, while the updated kitchen-complete with a stainless-steel dishwasher-overlooks the living area, making family gatherings and entertaining a breeze.

The welcoming lounge room flows seamlessly into the dining area, creating a sense of connection and space. From here, step outside to the verandah, the ideal spot to relax while enjoying the easily maintained gardens. For those who love to tinker or need additional storage, this property also features a shed and tool shed.



**For Sale**  
UNDER CONTRACT BY ANDREW ROSE

**View**  
[ljhooker.com.au/66PEFDC](http://ljhooker.com.au/66PEFDC)

**Contact**  
**Andrew Rose**  
0421 988 597  
[andrew.rose@ljhces.com.au](mailto:andrew.rose@ljhces.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.

**LJ Hooker Craigmore | Elizabeth |  
Salisbury  
(08) 8255 9555**

### Features We Love

- Solar System
- Roller Shutters on Main Windows
- Off Street Parking- Room for your caravan
- Built in Robes to all bedrooms
- Heating and Cooling
- Updated Bathroom and Kitchen
- Security screens on Toilet and Laundry

### Specifications:

- CT / 5680/568
- Council / Playford
- Built / 1986 (Approx.)
- Land / 582m2 (approx.)
- Easements / Subject to service easements over the land marked B for Drainage purposes to the council for the area (223LG RPA)
- Estimated rental assessment / \$520-\$540 per week

This charming home is conveniently located within close proximity to Craigmores Primary School and Hope Christian College, ensuring excellent education options for the kids. Shopping is a breeze with Craigmores Shopping Village and Munno Para Shopping Centre nearby.

This property offers an exceptional opportunity to secure a fantastic home in a sought-after location. Don't miss your chance-contact Andrew Rose today to arrange a viewing!

### 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

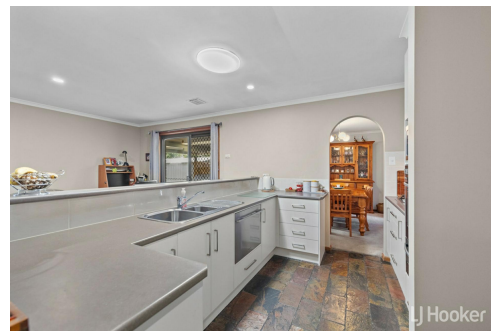
<b>Property ID</b>	66PEFDC
<b>Property Type</b>	House
<b>Land Area</b>	582 m2

### Andrew Rose 0421 988 597

Senior Sales Representative | [andrew.rose@ljhces.com.au](mailto:andrew.rose@ljhces.com.au)

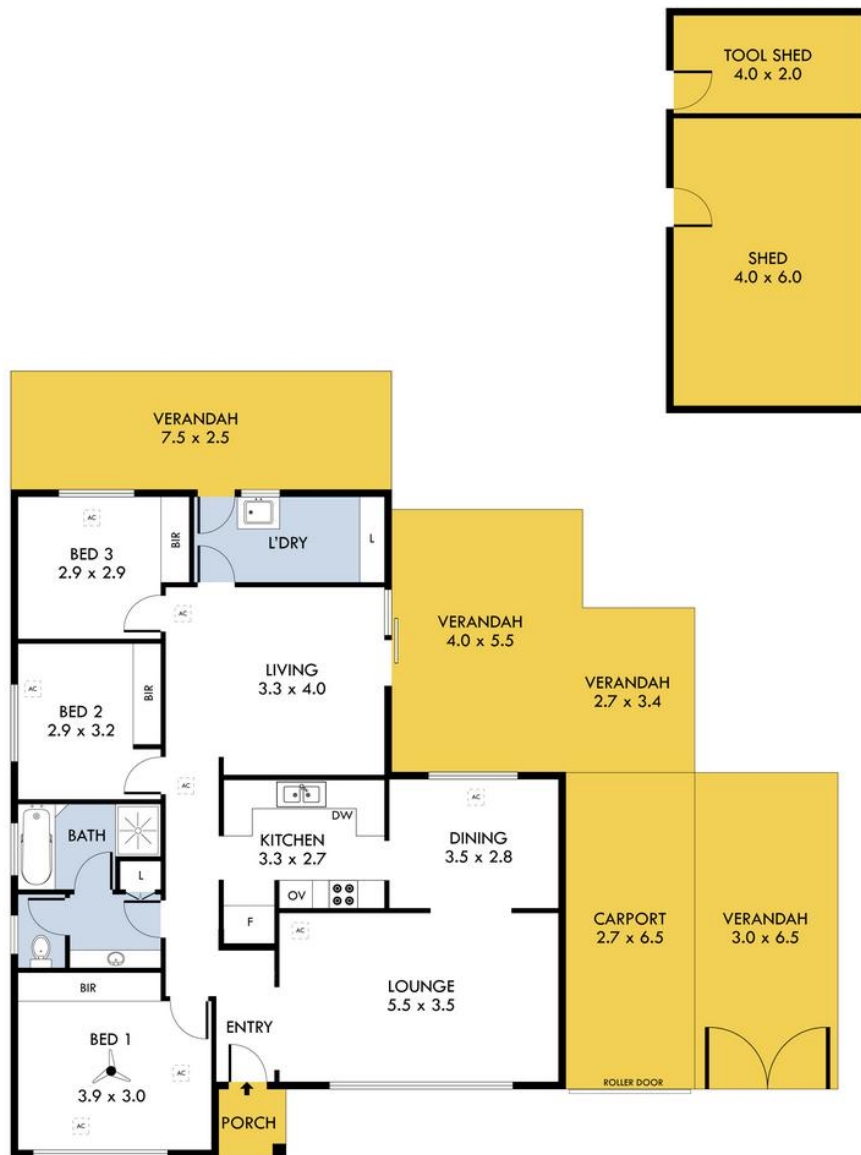
### LJ Hooker Craigmores | Elizabeth | Salisbury (08) 8255 9555

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## 24 Carob Crescent, Craigmore

INTERNAL - 120.4 SQM  
 EXTERNAL - 120.9 SQM  
 TOTAL - 241.3 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.