



Craigmore, 24 Nilpena Court

Taste, Style, Elegance

This timeless corner allotment is sure to impress—an opportunity not to be missed! A glimpse from the street reveals beautifully manicured gardens, offering a hint of the elegance within. Whether you're looking to enjoy the current space or redevelop to maximize the potential of this unique block (STCC), the possibilities are endless.

As you step through the front door onto the exposed stone tiles, you're greeted with a choice of inviting spaces. To your right is the formal lounge with its high ceilings, creating a grand and spacious atmosphere. To your left, the formal dining area beckons, while a versatile living area or potential fourth bedroom extends from the lounge.

The home is adorned with charming pink accents, regal light fixtures, and stunning exposed brickwork that add character and warmth. At the heart of the home is the original kitchen, impeccably maintained. Off either side, you'll find three generous, private bedrooms, with bedrooms two and three featuring built-in robes. The bathroom continues



For Sale
Please Call

View
ljhooker.com.au/664XFDC

Contact
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**LJ Hooker Craigmore | Elizabeth |
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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.

the subtle pink theme and is centrally located, ensuring easy access for all.

Outside, in addition to the expansive interior space, you'll find an enclosed garage and undercover parking to the right. The garden includes a private courtyard off the main bedroom, a covered porch, and plenty of hidden gems to uncover.

It is with great pleasure that LJ Hooker Craigmore | Elizabeth | Salisbury and Bradley Clarke present this unique opportunity to the public, with the utmost intention to give each and every buyer the best opportunity to secure the home. If you have any questions not covered in this outlay, please do not hesitate to contact Bradley on 0422 070 240

Location highlights:

- Convenient access to the Northern Connector, taking only 40 minutes to arrive in the city
- The magnificent Nilpena Reserve only a leisurely stroll away
- 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 8-minutes to Elizabeth City Centre for all your major brand name shopping outlets, cafés and entertainment options

Specifications:

CT / 5500 / 380

Council / Playford

Zoning / GN

Built / 1985

Land / 671m² (approx)

Council Rates / TBA

Emergency Services Levy / TBA

SA Water / \$153.70pq approx

Estimated rental assessment: \$510 - \$530 p/w (Written rental assessment can be provided upon request)

Nearby Schools / Hope Christian College, Craigmore South Primary school, Craigmore Kindergarten

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



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More About this Property

Property ID	664XFDC
Property Type	House
Land Area	664 m ²
Including	Fully Fenced

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DISCLAIMER: Floorplan and area calculation are approximate and for illustration purposes only.
Produced by Property Portraits

Interior	146m ²	222m² TOTAL
Garage	23m ²	
Exterior	47m ²	
Shed	06m ²	