

Craigmore, 35 Magnolia Crescent

The Perfect First Home or Ideal Investment!

What a pleasure it is to present this fantastic 1993-built family home, set on a generous Torrens-titled allotment of approximately 470sqm. With high ceilings throughout and multiple spacious living areas, this property offers comfort and style in abundance.

This is your chance to secure a beautiful family home in the highly sought-after suburb of Craigmore!

Features You'll Love:

- * Three generous bedrooms, all with ceiling fans
- * Master bedroom with walk-in robe and ensuite
- * 2.7-metre ceiling height throughout (approx.)
- * Multiple large living areas with separate dining space
- * Ducted evaporative cooling and ducted gas heating for year-round comfort
- * Split system heating and cooling in both living rooms



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.



For Sale
\$549,000 - \$599,000

View
ljhooker.com.au/2BA5GJU

Contact
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- * Modern updated kitchen with ample bench space, breakfast bar, gas cooktop, oven and a large pantry
- * Solar system installed for energy efficiency
- * Ample off-street parking, including a single carport with an automatic roller door and drive-through access
- * Large paved undercover entertainment area - perfect for hosting family gatherings

This home is ready for its next owner - whether you're looking for a property to move straight into and enjoy, an excellent addition to your investment portfolio or a low-maintenance option for downsizing.

Situated in a prime location, this home is close to local parks and reserves, within a short distance of local schools, including the popular Trinity College and near various shops and sporting clubs. It's also within walking distance of public transport options and just a short trip to all the major retailers at Elizabeth City Centre.

Quality family homes like this are rare - don't miss your chance! Enquire with Ryan Graham today!

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 either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 208516

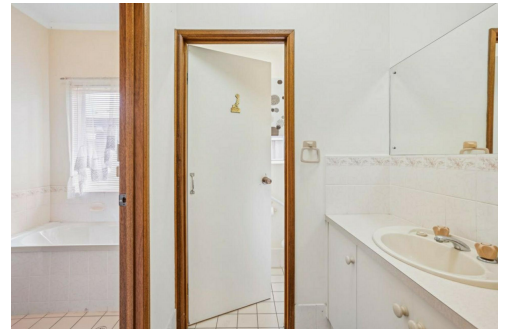
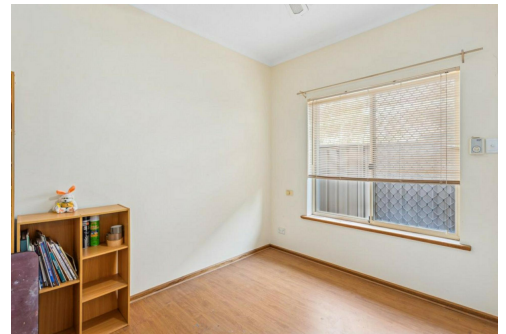
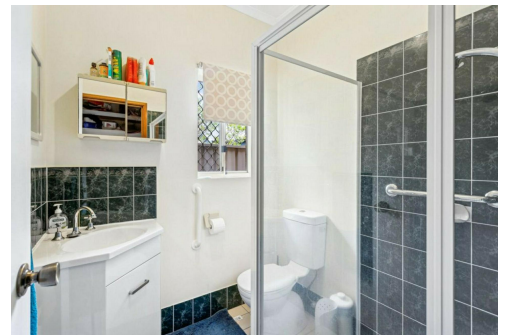
More About this Property

Property ID	2BA5GJU
Property Type	House
House Size	154 m2
Land Area	470 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Evaporative Cooling Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Solar Panels

Ryan Graham 0400 912 287
Sales Specialist | ryang@ljhsales.com.au

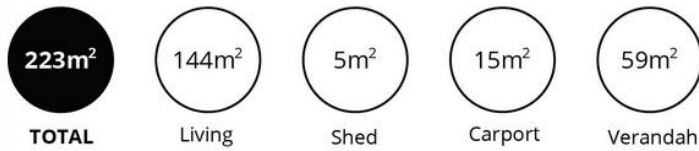
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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