



Craigmore, 45 Jacaranda Drive

Room for Everyone — True 5-Bedroom Home on 790sqm

Proudly presented by Andrew Rose of LJ Hooker Craigmore, this well maintained and generously proportioned family home offers the perfect blend of comfort, space, and convenience-ideal for large or growing families.

Positioned in a sought-after pocket of Craigmore, the home sits proudly on a substantial 790sqm allotment with an impressive 14.66m frontage. The spacious backyard is perfect for entertaining, play, or future improvements, while the low-maintenance gardens ensure you can enjoy the outdoors without the upkeep.

Inside, you'll be welcomed by a large formal lounge-perfect for relaxing with the family-as well as a spacious master suite complete with a walk-in robe and updated ensuite. Bedrooms two, three, four, and five are all well-sized and include built-in robes, making it an ideal layout for kids, guests, or even a home office.



For Sale
UNDER CONTRACT BY ANDREW ROSE

View
ljhooker.com.au/6716FDC

Contact
Andrew Rose
0421 988 597
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.

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Salisbury
(08) 8255 9555**

The central kitchen is both functional and family-friendly, offering ample cupboard space, a breakfast bar, and easy access to the adjoining family room and separate dining area-creating a natural hub for daily living and entertaining.

Step outside to discover a large rear verandah overlooking a generous backyard-providing endless possibilities for outdoor entertaining, future landscaping, or simply letting the kids and pets enjoy the space.

Key features we love:

- Solar System
- Gas Ducted Heating and Ducted Evaporative Cooling
- Updated Bathroom, Laundry and Ensuite
- Double Garage with access to the backyard
- Great Family Location
- 790 sqm Allotment (approx.)

- Specifications:

- CT / 535/730
- Council / Playford
- Built / 1995
- Land / 790m2 (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 / \$650-\$670 per week

Surrounded by established gardens and positioned in a family-friendly location, the home offers not just lifestyle but incredible convenience. You're just minutes from Munno Para Shopping Centre and Elizabeth Shopping City, where a wide selection of restaurants, shops, gyms, and medical services await. Nearby schools include Craigmores High School, Catherine McAuley, and Blakeview Primary, while California Reserve is just around the corner for a weekend stroll or a day of play.

Don't miss your chance to secure this fantastic family home with room to grow-contact Andrew Rose today to arrange your private 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



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More About this Property

Property ID	6716FDC
Property Type	House
House Size	201 m2
Land Area	790 m2

Andrew Rose 0421 988 597

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

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INTERNAL - 215.9 SQM
 EXTERNAL - 22.5 SQM
 TOTAL - 238.4 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.