

Craigmore, 48 Browne Circuit

Beauty on Browne

Set on a beautiful corner block with an ample 44 metres of frontage, this home is primed for those with plans for immediate return and future development (STCC).

We'll start with the spacious master, featuring walk in robe and ensuite bathroom, along with near new carpets and impressive dimensions. Coming into the lounge/dining is more of that fresh carpet, giving you a further idea of the sheer space that is in store. The centre of the home brings you the open plan kitchen/dining living area, with solid tiled flooring and more of that space that is in store.

Towards the rear of the home are the second and third bedrooms, serviced by the second bathroom, offering privacy and seclusion from the main areas of the home. Spilling out onto the back yard is an undercover entertaining area, next to the under main roof carport. The yard also offers more space, showcasing the true enormity of this corner block.



For Sale
Please Call

View
ljhooker.com.au/67BGFDC

Contact
Bradley Clarke
0422 070 240
brad.clarke@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**

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
- A leisure stroll to the magnificent Blair Park Reserve
- Around the corner from local schools for easy morning commutes
- Close to your local Woolworths for all your daily essentials, while local eateries and takeaway shops are dotted throughout the area
- A quick 5-minutes to Munno Para Shopping City for all your major brand name shopping outlets, cafés and entertainment options

Please note this home is currently tenanted at \$500 per week until March 2026

Specifications:

CT / 5335 / 36

Council / Playford

Zoning / GN

Built / 1993

Land / 565m2 (approx)

Council Rates / TBA

Emergency Services Levy / TBA

SA Water / \$165.55pq approx

Estimated rental assessment: \$540 - \$570 p/w (Written rental assessment can be provided upon request)

Nearby Schools / Hope Christian College, Craigmore High School, Playford Primary School

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

Property ID	67BGFDC
Property Type	House
Land Area	565 m2

Bradley Clarke 0422 070 240

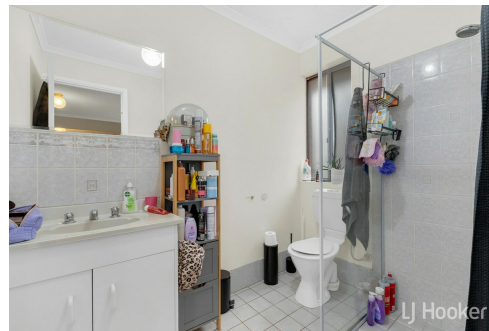
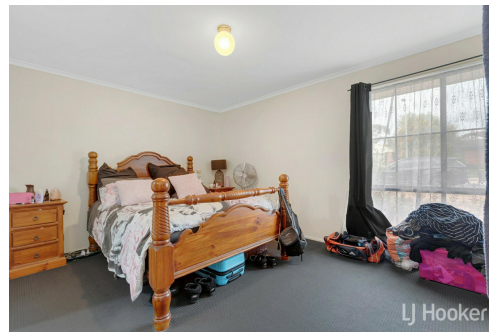
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DISCLAIMER: Floorplan and area calculation are approximate and for illustration purposes only.
Produced by **Property Portraits**

Interior	136m ²	212m² TOTAL
Shed	9m ²	
Exterior	67m ²	