



58 Kanimbla Crescent, Craigmore

Well-Presented Family Home in a Convenient Craigmore Location

Whether you're looking to secure your first home, add to your investment portfolio, or simply want a property in a convenient and established location, this appealing to residence offers an excellent opportunity.

The property is positioned within a popular and sought-after area, close to an impressive range of everyday amenities and services.

The home offers:

- Four bedrooms.
- Built-in robes to bedrooms
- Spacious formal lounge to the front of the home
- Separate kitchen with adjoining family/informal meals area
- Well-equipped kitchen with ample cupboard storage and gas cooking
- Main bathroom featuring separate bath and shower
- Sliding patio doors opening to a shaded outdoor entertaining area
- R/C wall air con in lounge
- Ducted evaporative cooling
- Secure carport under the main roof with roller door

Set on an easy-care allotment of approximately 611m², the property

4 1 3

FOR SALE

\$649,950

VIEW

By Appointment

AGENTS

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AGENCY

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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.



is located in a quiet crescent and offers excellent convenience.

Enjoy being within walking distance of Craigmores Shopping Centre, medical and dental services, private and public schools, as well as public transport.

Currently tenanted at \$330 per week to a long-term tenant now on a Periodic lease.

The estimate rental amount in the market today is approx. \$570 - \$590 per week.

With its generous landholding, practical floor plan and convenient location, this property represents an appealing opportunity for investors, first-home buyers and families alike.

To make an offer, visit the link below:

<https://www.cognitoforms.com/LJHookerCraigmores/LetterOfOfferToPurchaseResidentialLand>

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 DETAILS

Property ID	696NFDC
Property Type	House
Land Area	611 m2
Including	Air Conditioning
	Ducted Cooling
	Built-in-Robes
	Secure Parking

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DISCLAIMER: Floorplan and area calculation are approximate and for illustration purposes only.
All details should be independently verified.

Produced by **Property Portraits**

Interior	120m ²
Exterior	26m ²
Carport	22m ²
Shed	27m ²
TOTAL	195m²