



6 Birmingham Drive, Craigmore




Everything You Need, Right Here

Andrew Rose of LJ Hooker proudly presents 6 Birmingham Drive, Craigmore - a fantastic opportunity to secure a modern, well-presented home in a sought-after pocket, perfect for growing families or savvy investors looking for their next smart addition.

Positioned among other quality homes, this property immediately impresses with its great street appeal, double carport and low-maintenance gardens, offering easy living from the moment you arrive.

Step inside to discover a fresh, modern colour scheme throughout, creating a welcoming and stylish feel. The master bedroom is well-appointed with a built-in robe and private ensuite, while bedrooms two and three are both generously sized and also include built-in robes, making them ideal for children or guests.

At the heart of the home, the kitchen is designed for both functionality and connection, featuring an island benchtop and ample cupboard space, perfectly positioned to overlook the living areas. A spacious rear living zone provides the perfect place to relax, while the separate dining room offers flexibility for family meals or entertaining. The centrally located three-way bathroom is finished in neutral, modern tones and services the additional bedrooms with ease, complemented

3  2  2 

FOR SALE
\$700,000 - \$750,000

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

by an updated and stylish laundry complete with plenty of storage.

Outdoors, the home continues to impress with a verandah that spans across the rear and down the side, creating a fantastic undercover entertaining space for gatherings year-round. There's also a grassed area for kids and pets to enjoy, along with a handy shed for extra storage.

Key features we love:

- Modern and Stylish throughout
- Stunning Kitchen with Island Bench
- Induction Stove Top & Self Cleaning Oven
- Heating and Cooling
- Front Roller Shutter
- Security Cameras
- Large Verandah Area
- Double Garage
- Great Family Friendly Location
- 487 Sqm (approx.)

Specifications:

- CT / 5999/128
- Council / Playford
- Built / 2008
- Land / 487m2 (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 / \$580-\$610 per week

Located in a popular part of Craigmore, the home is within close proximity to schools including Catherine McAuley School and Playford Primary School, and just a short drive to Munno Para Shopping City, where you'll find a wide range of shops, cafes, eateries, medical facilities, gyms and more.

A fantastic lifestyle opportunity in a family-friendly location - get in touch with Andrew Rose today to find out more.

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	68P0FDC
Property Type	House
House Size	169 m2
Land Area	488 m2

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INTERNAL - 175.5 SQM
EXTERNAL - 87.8 SQM
TOTAL - 263.3 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.