



Craigmore, 62 Uley Road

The Ideal Family Home With a Great Location!

Welcome to this charming family home conveniently located near various amenities. Built in 1987 and situated on 670 sqm (approx.) of land, this home boasts many features, including:

Four spacious bedrooms to accommodate the whole family, with the master bedroom featuring a bay window, roller shutters, walk-in robe, and ensuite bathroom. There's also a formal open-plan lounge with a distinctive brick bar adjacent to the tiled dining area.

The well-equipped solid timber kitchen offers ample cupboard storage space, a gas elevated stove, and a rangehood. Additionally, there's a separate rumpus room with double doors, ideal for a kids' room or as a retreat for parents. A family area with sliding door access to the rear yard adds to the convenience.

Bedroom two includes a built-in robe, and the house features ducted evaporative air



For Sale
\$670,000 - \$689,000

View
ljhooker.com.au/65FCFDC

Contact
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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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conditioning plus two wall refrigerated air conditioners and a gas wall heater for year-round climate control. Outside, a rear verandah area provides space for outdoor entertaining, while two toolsheds and a rainwater tank offer practical utility.

Finally, a side gate suitable for additional parking enhances the home's functionality and accessibility.

This ideal family home is only a short drive from Craigmore Shopping Village, Munno Para Shopping Centre, schools and transport links, making it perfect for a growing family or savvy investors. In today's rental market, we believe this property could achieve an estimated rental income of \$590- \$630 per week.

You don't want to miss this opportunity! Call Corey Voss on 0412 262 180 for more information.

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

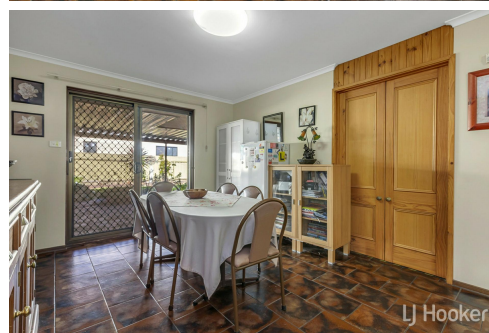
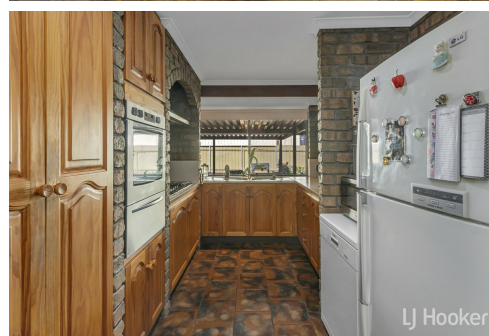
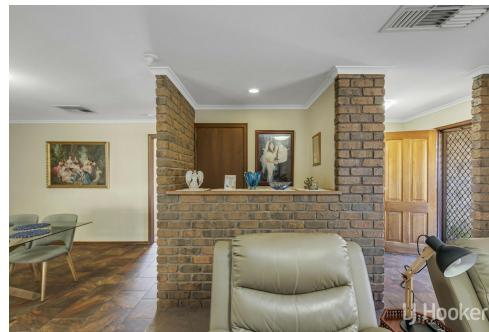
Property ID	65FCFDC
Property Type	House
House Size	174 m ²
Land Area	670 m ²
Including	Fully Fenced

Corey Voss 0412 262 180

Licensee & Senior Sales Representative | corey.voss@ljhces.com.au

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

Interior	183m ²	296m² TOTAL
Exterior	80m ²	
Shed	16m ²	
Carport	17m ²	