

## Craigmore, 7 Browne Circuit

Perfect entry-level 3-bedroom home!



Whether you're looking to buy your first home or for an investment opportunity, this neat three-bedroom home sits on a 560sqm approx. corner allotment. It has been recently updated with flooring in all living areas and freshly painted throughout.

Located in the highly sought-after suburb of Craigmore, close to Hope Christian College, local shopping centres, Smith Creek Walking Trail and easy access to the Main North Road and Smithfield Train Station, this is an opportunity not to be missed!

Features include:

- \* 3 bedrooms.
- \* Master bedroom with his & her built-in robes and access to the main bathroom.
- \* Bedrooms 2 & 3 with free standing wardrobes.
- \* L-shaped living and dining area.



**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.

**For Sale**  
\$540,000 - \$560,000

**View**  
[ljhooker.com.au/1V0SG54](http://ljhooker.com.au/1V0SG54)

**Contact**  
**Darren Hutton**  
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[darrenh@ljhsales.com.au](mailto:darrenh@ljhsales.com.au)

**LJ Hooker Gawler | Barossa**  
**(08) 8522 3311**

- \* Open plan kitchen, meals, and family area.
- \* Updated kitchen with gas cooktop, walk-in pantry and dishwasher.
- \* Seamless flow from the family room to a covered outdoor entertaining space.
- \* 2-way main bathroom.
- \* Evaporative air conditioning throughout.
- \* Gas heating in the lounge and dining area.
- \* Split systems to lounge, family room, and all bedrooms.
- \* Roller shutter fitted to lounge, master bedroom, and bedrooms 2 & 3.
- \* Secure carport with roller door and additional gated carport space.
- \* 3m x 4.5m approx. workshop for extra storage.
- \* Semi-enclosed entertaining area with decking.
- \* Space for a caravan or boat.
- \* Plenty of yard space for the kids and fur babies to play.
- \* Easy access to Blair Park Drive bus stop 78.
- \* Built-in 1992.
- \* Living 127sqm approx.
- \* Land size 560sqm approx.
- \* Easements NIL.
- \* Council approx. \$440.00 per quarter.
- \* Rental letter on request.

For further enquiries, don't hesitate to get in touch with Darren Hutton on 0408 086 249.

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 305453



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## More About this Property

<b>Property ID</b>	1V0SG54
<b>Property Type</b>	House
<b>House Size</b>	127 m <sup>2</sup>
<b>Land Area</b>	560 m <sup>2</sup>
<b>Including</b>	Air Conditioning Dishwasher Outdoor Entertaining Floorboards Workshop Built-in-Robes Secure Parking Fully Fenced

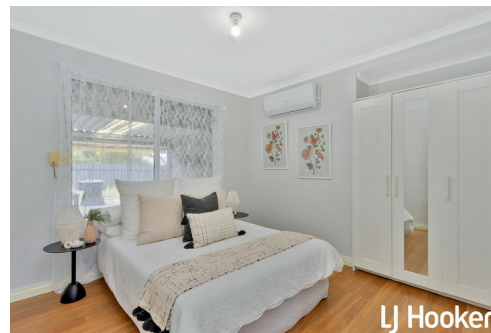
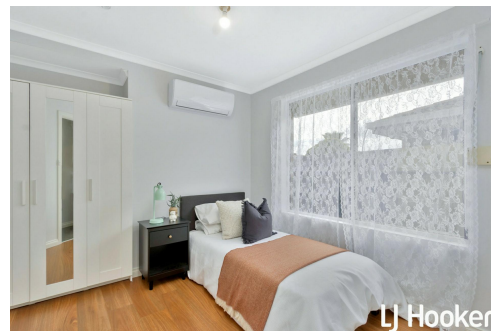
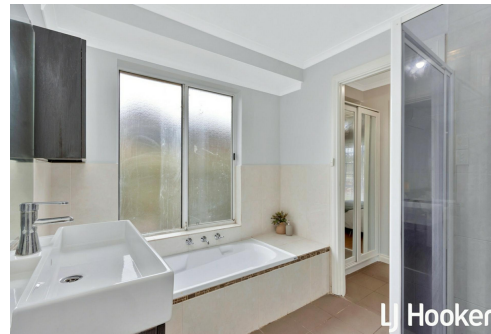
**Darren Hutton 0408 086 249**

Sales Specialist | darrenh@ljhsales.com.au

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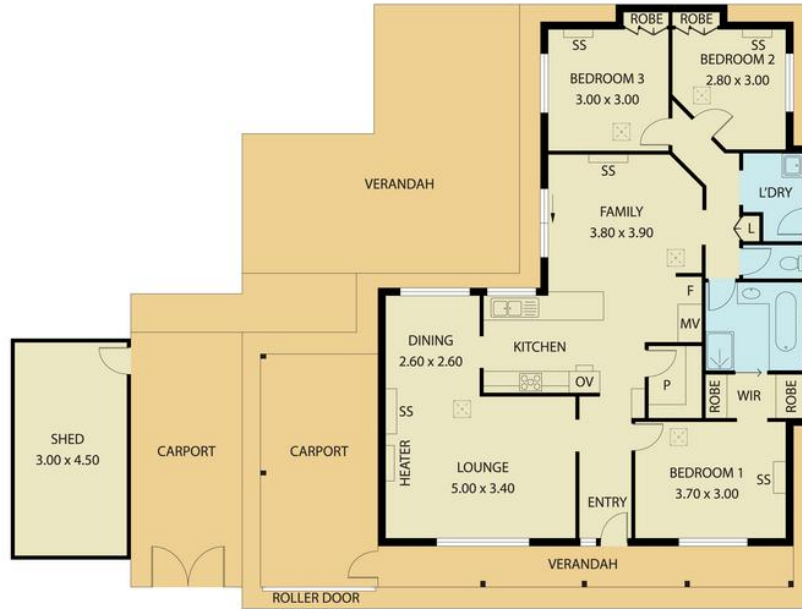
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Living:	123.88SQM
Carport:	39.72SQM
Verandah:	62.55SQM
Shed:	13.50SQM
<b>TOTAL:</b>	<b>239.65SQM</b>



This Drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be relied upon should be independently verified.