



Craigmore, 8 Browne Circuit

A Fantastic Opportunity You Won't Want to Miss

Andrew Rose of LJ Hooker is delighted to present this beautifully maintained three-bedroom home, perfectly positioned in a central location. Whether you're searching for your first investment or a place to call home, this charming residence is an opportunity you won't want to miss.

Built in 1993 on a generous 450sqm (approx.) allotment, this home boasts a unique floor plan designed for both comfort and functionality. The light-filled living and dining area is enhanced by stylish floating floorboards and a calming neutral palette, creating an inviting and modern space. The well-appointed kitchen overlooks the dining area, offering ample cupboard storage and a practical layout that makes meal preparation effortless.

The three bedrooms offer comfortable living, with bedrooms one and three featuring built-in robes for added convenience. A large central bathroom with a separate toilet enhances practicality, making busy mornings a breeze for families.



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
UNDER CONTRACT BY ANDREW ROSE

View
ljhooker.com.au/66YNFDC

Contact
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**LJ Hooker Craigmore | Elizabeth |
Salisbury
(08) 8255 9555**

Step outside and enjoy the low-maintenance backyard, where a pergola area provides the perfect setting for year-round entertaining. The paved area creates an ideal space for kids and pets to play, ensuring a balance of leisure and functionality. Secure parking is available with a single roller door garage, while additional off-street parking and side gate access to the rear of the home provide extra convenience.

Key Features:

- Low Maintenance Front and Back yard
- Heating and Cooling
- Three Spacious bedrooms
- Great Street Appeal
- Side Gate access to the backyard
- Ample off street Parking

Specifications:

- CT / 5365 / 547
- Council / Playford
- Built / 1993
- Easements / NIL
- Estimated rental assessment / \$520-\$540 per week

Conveniently located just moments from Craigmores Shopping Village, quality schools, public transport, and beautiful local reserves, this home also offers easy access to the expressway ensuring a hassle-free commute to the CBD in just 35 minutes.

Don't miss out on this fantastic opportunity. Contact Andrew Rose today to arrange a viewing!

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	66YNFDC
Property Type	House
House Size	108 m2
Land Area	450 m2

Andrew Rose 0421 988 597

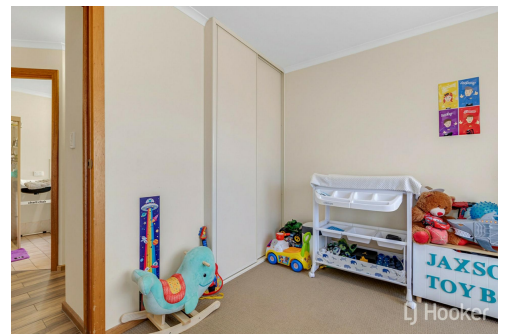
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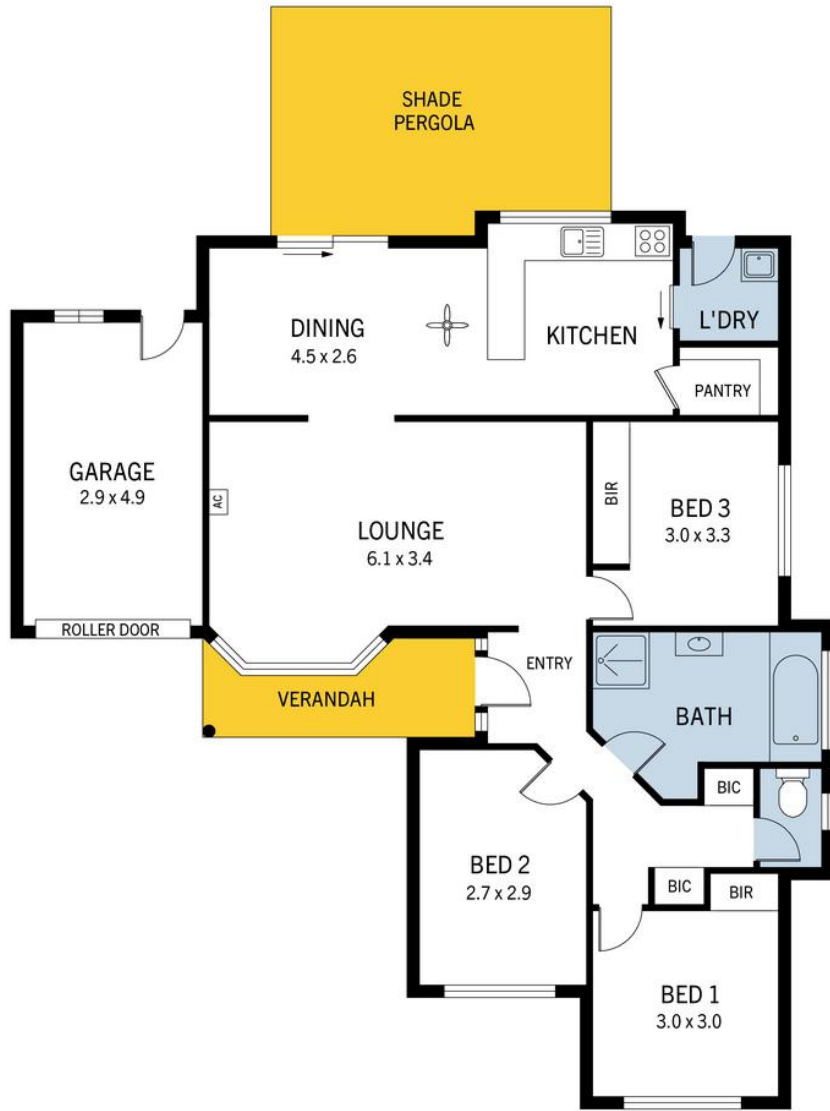


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SHED
1.5 x 1.5



8 Browne Circuit, Craigmore

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

Interior	104m ²	144m² TOTAL
Garage	15m ²	
Pergola	19m ²	
Verandah	6m ²	



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