



35 Boomerang Road, Croydon Park

Spacious Courtyard Home

Positioned in Croydon Park, this charming residence offers an incredible blend of comfort and everyday convenience. Ideal for first home buyers, growing families, downsizers, and investors. From the moment you step inside, the home reveals a thoughtfully designed layout centered on easy living, natural light, and low maintenance.

Property Highlights:

- 3 bedrooms with built in robes
- Master bedroom with walk in robe and ensuite
- Split-system air conditioning in all bedrooms
- Open plan kitchen and dining area
- Covered outdoor verandah for year round entertaining
- Secure garage with roller door
- Rear storage shed
- Established garden with tropical fruit trees

Enjoy shopping options nearby at Churchill Centre and Arndale Shopping Centre. Quality schooling options nearby, including St Margaret Mary's School, Woodville High, Adelaide High, and private options such as Our Lady of the Sacred Heart College and Prescott College.

Enjoy easy access to the North South Motorway for a direct drive into the Adelaide CBD, while public transport links are just a short walk

3 2 2

FOR SALE
Contact Agent

VIEW
Sat 10th Oct @ 12:00PM - 12:30PM

AGENTS
Phuong Nguyen
0413 803 885
phuongn@ljhfp.com.au

AGENCY
LJ Hooker Flinders Park
(08) 8352 1155

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.

LJ Hooker

away on Torrens Road.

Offering the perfect balance of modern features, practical design, and a prime location, this residence is truly a complete package.

For more information call:
Phuong Nguyen 0413 803 885

Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

RLA 215339

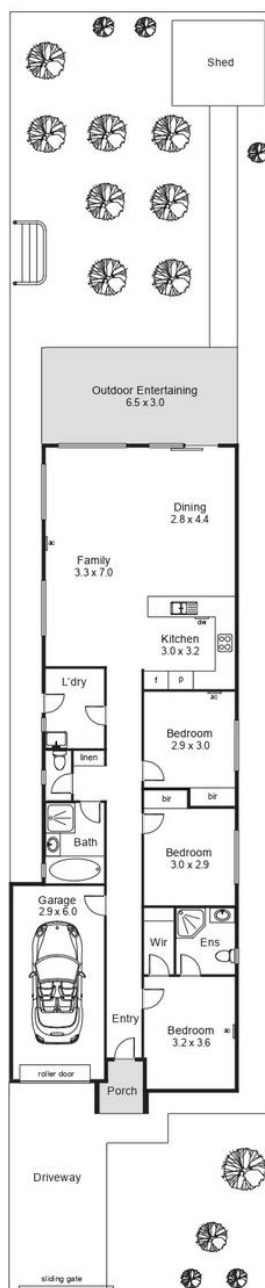
MORE DETAILS

Property ID	K4NH67
Property Type	House
Land Area	345 m2

Phuong Nguyen 0413 803 885
Property Consultant | phuongn@ljhfp.com.au

LJ Hooker Flinders Park (08) 8352 1155
Suite 2/166-168 Grange Road, FLINDERS PARK SA 5025
flinderspark.ljhooker.com.au | flinderspark@ljhfp.com.au





Area (Estimate only)	
Living	116.1 m ²
Porch	1.9 m ²
Garage	17.4 m ²
Outdoor Entertaining	19.5 m ²
Total	154.9 m²

For illustrative purposes only.
All measurements are approximate