



## Dublin, 2 Fifth Avenue

### Dublin Delight - Modern Family Home with Room to Grow

Presented by Andrew Rose of LJ Hooker, this well-appointed family home offers a fantastic blend of space, lifestyle, and modern convenience.

Positioned on a generous 1,322sqm allotment (approx.) in the growing township of Dublin, this four-bedroom, two-bathroom home is ideal for families wanting room to move and enjoy a relaxed, country feel. From the moment you arrive, you'll notice the added privacy and security of the electrically remote front fence, setting the tone for easy living.

Inside, the home features a light-filled layout with a spacious lounge, open-plan living and dining area, and a well-equipped kitchen with island bench, gas cooktop, and ample storage. The main bedroom offers a retreat-like feel with his-and-hers walk-in robes, ensuite, and ceiling fan, while the remaining bedrooms all include fans for comfort.

Enjoy year-round climate control with reverse cycle heating and cooling, plus cost-saving



**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**  
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[ljhooker.com.au/678WFDC](http://ljhooker.com.au/678WFDC)

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extras like solar panels and two rainwater tanks. Step outside to a large yard, perfect for kids or pets, and a generous rear decking area that's ideal for entertaining.

Key features:

- 1,322sqm (approx.) allotment
- Solar panels & 2 rainwater tanks - reduce your bills
- Electric remote front fence
- Rear decking/BBQ area
- Double freestanding carport

Specifications:

- CT / 6038 / 361
- Council / Adelaide Plains Council
- Land / 1322m2 (approx.)
- Frontage / 21 metre (approx.)
- Easements / Nil
- Estimated rental assessment / \$520-\$540 per week

Located in a friendly street with great neighbours, you'll love the sense of community and convenience, with shops, the Dublin Hotel, local butcher, and Port Wakefield Highway all close by. School buses to Two Wells and Mallala also service the area - perfect for growing families.

A move-in ready home with great extras in a family-friendly location - this one won't last long!

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.

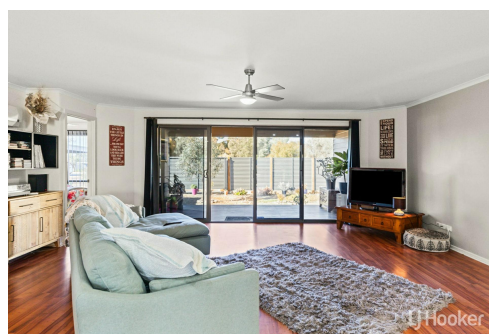
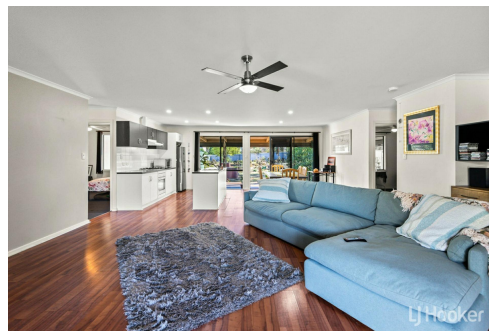
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## More About this Property

Property ID	678WFDC
Property Type	House

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## 2 Fifth Street, Dublin



INTERNAL - 147.1 SQM  
 EXTERNAL - 103.3 SQM  
 TOTAL - 250.4 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.