

Elizabeth North, DW 3/5 Breamore Street

Brand New Home in Thriving Locale

Best Offers By Wednesday 11th September @ 3pm

This brand new home is now complete, and move in ready! Whether you're looking for an investment or your first home, you won't want to miss this one.

First Home Owners Grant is available, please refer to the Revenue SA website for eligibility criteria and further information*.

The home features an open plan living and dining area, with direct access to the entertaining area and back yard. The kitchen boasts ample storage, quality stainless steel Euro appliances and stone benches, including a breakfast bar for extra seating.

The three bedrooms all feature ceiling fans, and the master and bedroom 2 are fitted with built-in wardrobes. The central bathroom services the bedrooms, and features a separate



For Sale
\$560,000

View
ljhooker.com.au/WZUHDM

Contact
Thanasi Mantopoulos
0421 188 498
thanasi@ljhooker.me
Symeon Eftimiou
08 8352 7111
symeon@ljhooker.me



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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bathtub. A convenient 2nd WC is located just off the laundry, which has plenty of storage and bench space.

Outside, the simple gardens are ideal for busy families or professionals, with artificial turf in the backyard, and low maintenance landscaping throughout. The undercover entertaining area is perfect for spending time with friends and family. The home features a lock up garage and the complex is fully fenced and secure, with an automatic gate across the driveway.

Situated in an ideal location near connecting roads and public transport. This location makes commuting to the City or Barossa a breeze. Spend your weekends cheering for the local team at the Elizabeth Football Club or Rugby Union Football Club. Breamore Reserve, located at the end of the road, provides a perfect spot for kids to play with its playground and large open area.

The Elizabeth North shopping centre is just down the road, while the recently updated Munno Para Shopping Centre, with a wide range of shopping amenities, cafes and restaurants, is close by. Excellent schooling options nearby include Elizabeth North Primary and Playford International College.

Key Features:

- Open plan living and dining area
- Kitchen with ample storage, stone benches, and stainless steel Euro appliances
- Three bedrooms with ceiling fans, two with built-in wardrobes
- Central bathroom with separate bathtub and stone benches
- Laundry features plenty of storage, plus 2nd WC
- Undercover entertaining area overlooking backyard, fitted with easy care artificial turf
- Secure, lock up garage
- 2.7m high ceilings and 2.4m width doors
- Ducted reverse cycle air conditioning
- Laminate floorboards throughout the home
- Alarm system

*The First Home Owner's Grant is offered by RevenueSA and is subject to eligibility criteria as determined by RevenueSA. Prospective purchasers must make their own enquiries.

The vendor and the agent make no representation in relation to the Property or Purchaser's eligibility to obtain the grant.

Specifications

Title: Community Titled

Year built: 2024

Land size: 219sqm (approx)

Council: City of Playford

Council rates: TBC

ESL: TBC

SA Water & Sewer supply: TBC

All information provided including, but not limited to, the property's land size, floorplan,



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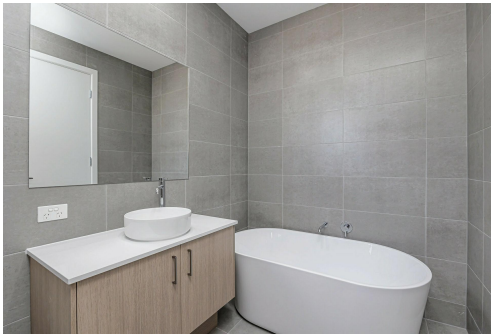
floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629

More About this Property

Property ID	WZUHDM
Property Type	House
Land Area	219 m ²
Including	Air Conditioning Alarm Built-in-Robes Roller Door Access

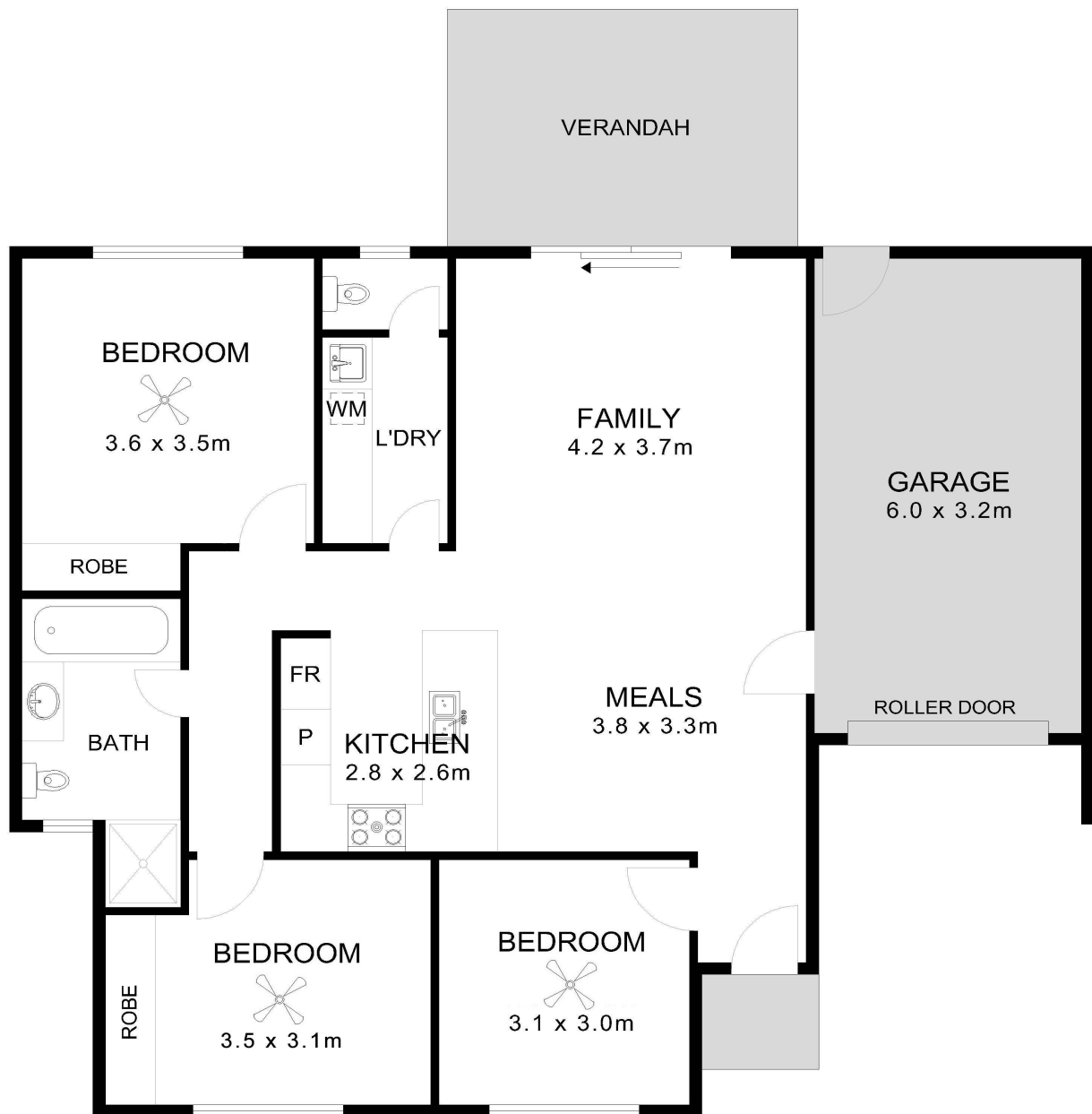
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Sales Executive | thanasi@ljhooker.me
Symeon Eftimiou 08 8352 7111
Sales Executive | symeon@ljhooker.me

LJ Hooker Mile End | Woodville (08) 8352 7111
206A Henley Beach Road, TORRENSVILLE SA 5031
mileendwoodville.ljhooker.com.au | admin@ljhookermileend.com.au



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5 Breamore Street Elizabeth North - Dwelling 3

For Illustrative purposes only. All measurements are approximate.