



21 Baxter Avenue, Eyre




## Modern Living With Family Comfort

Positioned opposite the Eyre Sports Park and surrounded by reserves, playgrounds and walking trails, this contemporary four-bedroom home captures the essence of modern family living with space, versatility and a true sense of community connection. Built in 2018 on a 420 sqm allotment, it offers effortless everyday comfort, light-filled interiors and multiple living zones for the growing family

Ideal for first-home buyers, young families or investors, this home blends functionality and style in one of the north's fastest-growing locations, moments from schools, shops, public transport and open green spaces.

### The Highlights:

- Prime parkside position opposite Eyre Sports Park with ovals, playground and open space
- Built in 2018 on a 420 sqm allotment (approx.) with 178 sqm of living space
- Four spacious bedrooms, all with built-in robes with the master bedroom including a walk-in robe and private ensuite
- Two living areas providing flexible zones for family relaxation and entertaining

4  2  2 

**FOR SALE**  
UNDER CONTRACT

### AGENTS

Gerard Pacillo  
0431 596 145  
gerard@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**

- Modern open-plan kitchen with stainless-steel appliances, gas cooktop, dishwasher and breakfast bar
- Light-filled family and dining area flowing seamlessly to the outdoor entertaining space
- Two split-system air conditioners (heating & cooling) in the main bedroom and living room
- Main bathroom with separate shower and bathtub plus separate toilet
- Laundry with external access and built-in cabinetry for added convenience
- Double garage with automatic panel-lift door and internal entry + extra driveway parking for two cars
- Undercover alfresco area ideal for BBQs and outdoor entertaining in a low-maintenance yard

#### Location Insight:

Enjoy the best of family-friendly living in a peaceful and well-connected pocket of Eyre. With Eyre Village, Munno Para Shopping City and local schools all close by, convenience is at your doorstep. Weekends are made easy with the Eyre Sports Park across the road and Burke Circuit Reserve a short walk away - offering plenty of room to run, play and relax. Just 40 minutes to the Adelaide CBD via the Northern Expressway, this address delivers a balanced lifestyle of comfort and connection.

A modern, move-in-ready home that ticks every box, ideal for families, investors or anyone seeking space and style in a thriving community.

For more information contact:  
Gerard Pacillo 0431 596 145

To register your interest or to make an offer, click the link below:  
<https://prop.ps//2wQMDnN7dcMi>

#### Disclaimer:

This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.

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	JMXH67
Property Type	House
Land Area	420 m2
Including	Toilets (2)

**Gerard Pacillo 0431 596 145**

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**LJ Hooker Flinders Park (08) 8352 1155**

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Area (Estimate only)	
Living	130.0 m <sup>2</sup>
Double Garage	32.3 m <sup>2</sup>
Alfresco	12.9 m <sup>2</sup>
Porch	2.8 m <sup>2</sup>
<b>Total</b>	<b>178.0 m<sup>2</sup></b>



For illustrative purposes only.  
All measurements are approximate.