






27 La Perouse Crescent, Fairview Park

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## An Exceptional Opportunity in a Desirable Fairview Park Pocket

Auction Location: 27 La Perouse Crescent, Fairview Park SA 5126

Perfectly positioned in one of Fairview Park's most sought-after locations, this 1988-built residence offers the ideal blend of space, comfort and convenience. Set on a manageable 596sqm (approx.) allotment and delivering a generous 209sqm (approx.) of living, this is a home with room to grow, relax and make your own.

Warm, welcoming and filled with natural light, the home features multiple living zones, well-proportioned bedrooms, updated flooring and established gardens. With scope to further modernise the kitchen and add your personal touches, the opportunity here is unquestionable for first-home buyers, families and downsizers alike.

### Key Features

- Built in 1988 on a 596sqm (approx.) block with 209sqm (approx.) of living
- Three well-sized bedrooms
- Master bedroom with ensuite and walk-in robe
- Bedrooms 2 and 3 both include built-in wardrobes
- New timber-look floorboards throughout living areas and

**FOR SALE**  
\$920,000 - \$980,000

### AGENTS

Peter Brown  
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### AGENCY

LJ Hooker Property Specialists  
(08) 8289 6660

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**

bedrooms

- Light-filled formal lounge and dining with charming bay window
- Open-plan kitchen with walk-in pantry and ample cupboard space
- Spacious family and meals area with multiple sliding doors leading outdoors
- Established gardens at both front and rear
- Undercover outdoor entertaining area
- 5m x 4m (approx.) garden shed/workshop
- Secure undercover parking with electric roller door for one vehicle
- Additional off-street parking for two more cars
- Ducted evaporative air-conditioning and gas central heating panel, 6.6kW (approx.) solar system installed just one year ago

Located close to Fairview Park Shopping Centre, local cafés, quality schools, and bus routes connecting you to major shopping hubs and the CBD. With the Tea Tree Gully Golf Course, Anstey Hill Recreation Park, walking trails and reserves all within easy reach, this is a lifestyle location that truly has it all.

This is one not to be missed!

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.  
RLA 208516

## MORE DETAILS

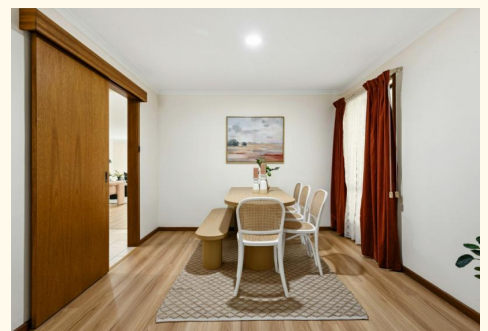
Property ID	2CNYGJU
Property Type	House
House Size	209 m2
Land Area	596 m2
Including	Study
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Outdoor Entertaining
	Workshop
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Solar Panels

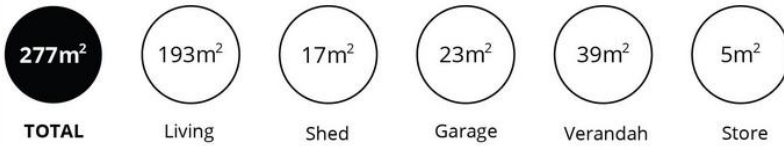
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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