

## Mount Barker, 35 Albion Court

PERFECT FOR THE FIRST HOME BUYER, INVESTOR  
OR FOR THE YOUNG FAMILY

Welcome to 35 Albion Court Mount Barker, a value packed 4-bedroom family home suited for families, first home buyers and great for the investor. Nestled in a very quiet court and within ease access to the local services which include Schools, medical facilities, public transport and all you shopping needs.

Features include:

- \* 4 Bedrooms
- \* Master with en-suite and walk-in robe
- \* Built-in robes to 2, 3 and 4
- \* Entertainers Kitchen with Stainless Steel appliances
- \* Open plan meals & family room
- \* Reverse cycle heating & cooling
- \* Double Garage with internal entry



**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**  
\$689,000 - \$739,000

**View**  
[ljhooker.com.au/2ATJGJU](http://ljhooker.com.au/2ATJGJU)

**Contact**  
**Craig Ricciuto**  
0417 806 329  
[craigr@ljhsales.com.au](mailto:craigr@ljhsales.com.au)

**LJ Hooker Greenwith | Golden Grove  
| Mawson Lakes | Modbury  
(08) 8289 6660**

\* Great back yard for the kids and pets to play

Are you looking for that affordable Adelaide Hills Lifestyle that the whole family can enjoy?

**THE PROPERTY IS NOW VACANT AND READY TO MOVE STRAIGHT IN!!**

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 either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 208516

## More About this Property

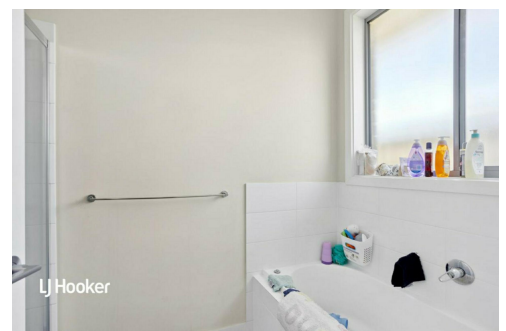
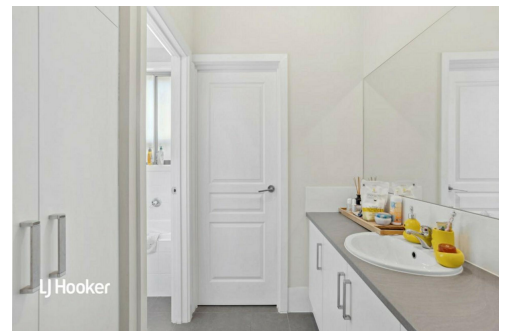
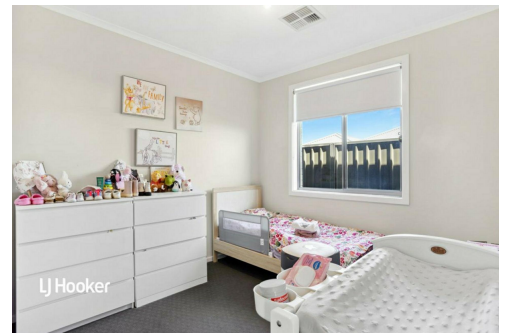
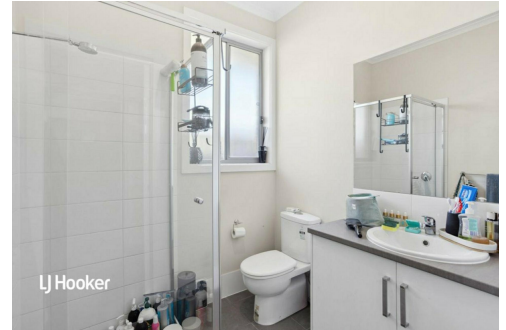
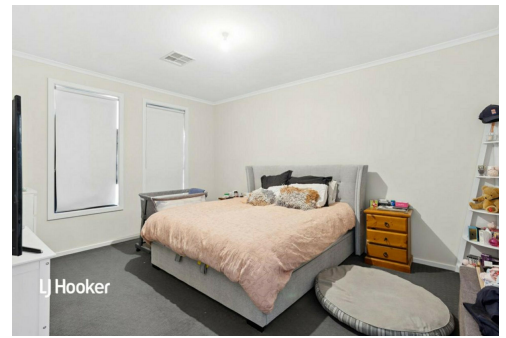
<b>Property ID</b>	2ATJGJU
<b>Property Type</b>	House
<b>House Size</b>	162 m <sup>2</sup>
<b>Land Area</b>	375 m <sup>2</sup>
<b>Including</b>	Air Conditioning Ducted Cooling Ducted Heating Built-in-Robes Remote Garage

**Craig Ricciuto 0417 806 329**

Managing Partner | Sales Specialist | [craigr@ljhsales.com.au](mailto:craigr@ljhsales.com.au)

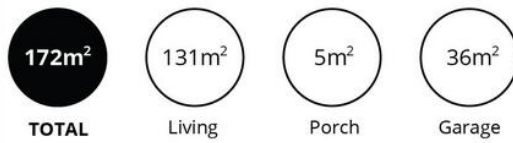
**LJ Hooker Greenwith | Golden Grove | Mawson Lakes | Modbury (08) 8289 6660**

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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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