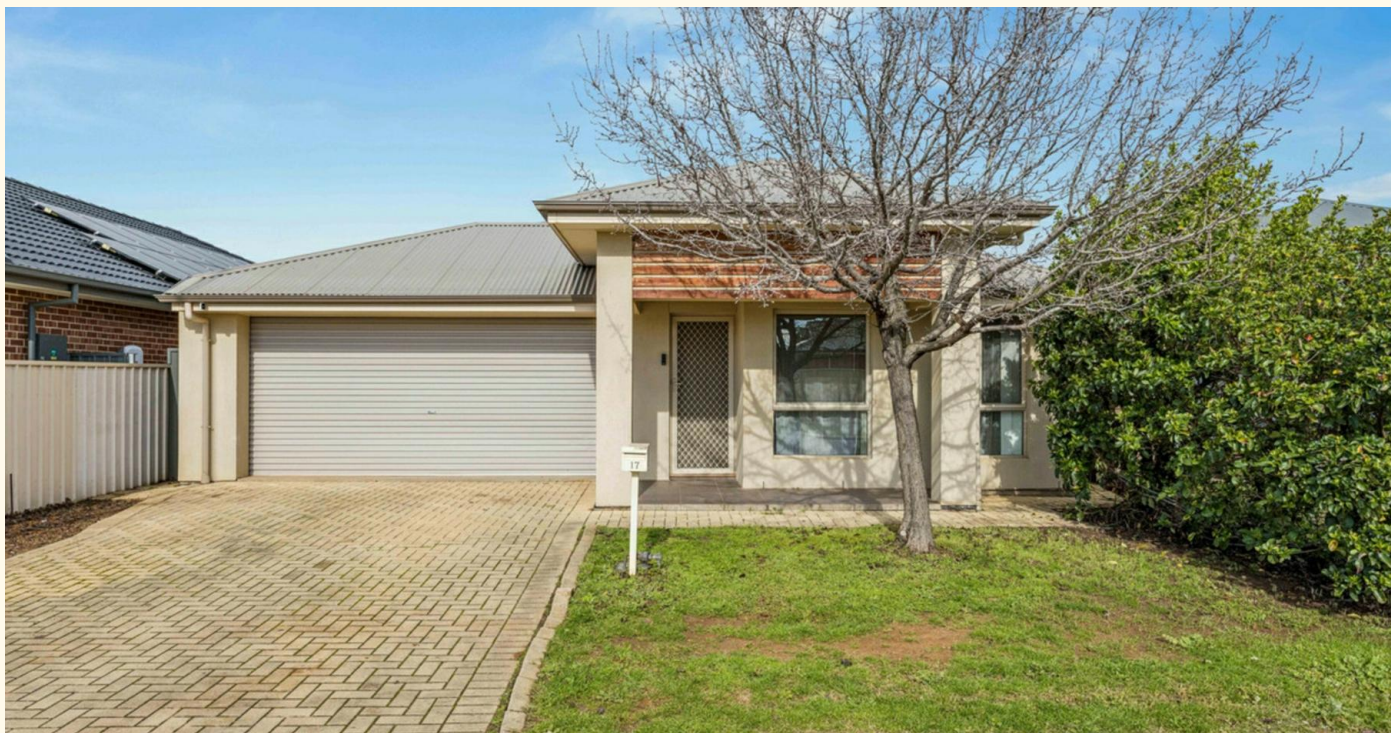




17 Brandis Road, Munno Para West

## Quality Investment with Everyday Convenience

Built in 2011 and designed for easy, modern living, this inviting home offers the perfect balance of comfort, space and practicality. Filled with natural light, the open plan living and dining area creates a welcoming hub for everyday life, complemented by a well-appointed central kitchen featuring a gas cooktop, electric oven, dishwasher and ample storage. A separate living area or designated dining room provides added flexibility, whether you're entertaining guests, creating a family retreat or setting up a home office.

The home comprises three comfortable bedrooms, including a generous master suite complete with a walk-in robe and private ensuite, while the remaining bedrooms are fitted with built-in robes. Year-round comfort is assured with a reverse cycle split system servicing the main living area. Outside, a spacious backyard with plenty of lawn offers room for children and pets to play, while the double garage with automatic roller door adds everyday convenience.

Features to note:

- Three well-proportioned bedrooms, including a spacious master suite complete with a walk-in robe and private ensuite, while bedrooms two and three each feature built-in robes

3 2 2

**FOR SALE**

\$650,000 - \$700,000

**VIEW**

Sat 26th Sep @ 10:00AM - 10:30AM

**AGENTS**

Carla Doecke  
0456 830 122  
carlad@ljhsales.com.au

**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**

- Well-appointed central kitchen equipped with a gas cooktop, electric oven, dishwasher and ample cupboard and bench space for everyday convenience
- Reverse cycle split system air conditioning in the main living area, ensuring year-round comfort through every season
- Additional living area or designated dining room, offering flexibility to suit your family's lifestyle and entertaining needs
- Generous backyard with plenty of lawn, providing a safe and spacious area for children and pets to enjoy
- Double garage with an automatic roller door, offering secure parking and convenient internal access
- An outstanding investment opportunity with a long-term tenant in place on a fixed-term lease, currently returning \$510 per week

Perfectly positioned for a convenient lifestyle, the home is just moments away from local shopping, schools and public transport, making everyday errands and commuting a breeze. An excellent opportunity for investors, the property has been meticulously cared for by a long-term tenant who takes great pride in maintaining the home.

Currently returning \$510 per week, the property is leased on a fixed-term tenancy, providing immediate rental income and peace of mind for the new owner.

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   | 2DS6GJU              |
| Property Type | House                |
| House Size    | 159 m2               |
| Land Area     | 339 m2               |
| Including     | Air Conditioning     |
|               | Dishwasher           |
|               | Outdoor Entertaining |
|               | Built-in-Robes       |
|               | Secure Parking       |
|               | Fully Fenced         |

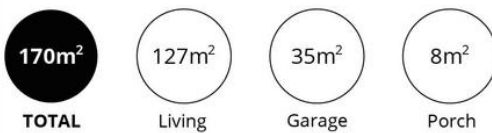
**Carla Doecke 0456 830 122**

Sales Specialist | [carlad@ljhsales.com.au](mailto:carlad@ljhsales.com.au)

**LJ Hooker Property Specialists (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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