



1 Dennis Crescent, Para Hills

Outstanding Opportunity on a Prime Corner Allotment

Auction Location: 1 Dennis Crescent, Para Hills SA 5096

Positioned on a highly desirable 830sqm (approx.) corner allotment with impressive 21m x 30m (approx.) frontages, this much-loved 1969-built home presents an exceptional opportunity rarely offered in this tightly held pocket of Para Hills. With its generous land size, strong street presence, and flexible layout, the property is sure to capture the attention of investors, developers and buyers seeking future potential (STCC).

Beautifully maintained and thoughtfully updated over time, the home offers comfortable living today while opening the door to exciting possibilities tomorrow. Featuring a contemporary three-bedroom, two-bathroom residence plus a separate fourth bedroom/studio with its own ensuite, this versatile layout is ideal for multi-family living, home-based businesses or additional income opportunities, making this an opportunity not to be missed.

Key Features:

- Generous 830sqm (approx.) corner allotment with development appeal (STCC)

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FOR SALE
\$850,000

AGENTS

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AGENCY

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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**

- Impressive 21m x 30m (approx.) frontages offering multiple access options
- Three well-proportioned bedrooms in the main residence
- Master bedroom with generous ensuite, built-in robe and split system air conditioning
- Bedroom two with built-in robe and ceiling fan
- Bedroom three with ceiling fan
- Separate fourth bedroom/studio with its own ensuite, ideal for multi-generational living
- Light-filled, updated kitchen with ample cupboard and bench space
- Gas cooktop, oven, stainless steel rangehood and dishwasher
- Kitchen overlooking the meals area and connected lounge room
- Lounge featuring split system air conditioning, gas wall heater, ceiling fans and roller shutters
- Timber-look floating flooring throughout the main living areas
- Studio room is bright and tiled, showcasing feature exposed brickwork and split system air conditioning
- Secure parking for up to three vehicles with electric roller gate, roller door and direct access to the home
- Multiple undercover outdoor entertaining areas, generous rear lawns, irrigation system, garden and tool sheds, rainwater tanks, 2kW (approx.) solar system and gas hot water system

Set in a highly sought-after and family-friendly pocket of Para Hills, this property enjoys exceptional convenience and connectivity. Just moments from local cafés, shopping centres, quality schools, parks and sporting facilities, everything you need is right at your doorstep. Public transport options are easily accessible, providing a smooth and reliable commute, while major arterial roads offer effortless travel to the Adelaide CBD and surrounding suburbs.

With continued growth and strong buyer demand in the area, this location delivers not only everyday lifestyle convenience but also outstanding long-term investment appeal. Whether you're looking to live in, invest, develop or landbank for the future, this is a rare opportunity to secure a substantial allotment in a suburb that continues to go from strength to strength.

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 2CUFGJU
Property Type House
House Size 124 m2
Land Area 830 m2
Including Air Conditioning
Dishwasher
Secure Parking
Fully Fenced
Remote Garage
Water Tank

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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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