







11B Julie Road, Para Hills

Stop The Search!

Welcome to 11B Julie Road, Para Hills, where modern style, comfort and practicality come together to create a home you'll love from the moment you step inside!

Proudly built by Weeks Homes in 2020 and set on a generous allotment of approximately 457sqm, this beautifully presented home showcases a thoughtfully designed floorplan, quality finishes and an abundance of space for the whole family to enjoy.

Whether you're looking to enter the property market, secure a quality investment or downsize without compromising on space and comfort, this fantastic home offers an opportunity to enjoy modern, low maintenance living in a location that has so much to offer!

Features include:

- Three bedrooms, master with ensuite and walk-in robe
- Master bedroom with manual roller shutters for peace of mind living
- Open plan living at the rear of the property
- Easy-care floor boards throughout the home
- Kitchen with breakfast bar, gas-cooktop, dishwasher and ample storage
- Ducted reverse cycle heating and cooling throughout the home

3 2 1

FOR SALE
$725,000 - $755,000

VIEW
Sat 7th Nov @ 11:00AM - 11:30AM

AGENTS

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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

- Outdoor entertainment area with large alfresco overlooking large lawn area at the rear
- Sufficient off-street parking, with automatic roller door with internal access door

Set in a prime location, you'll enjoy all the advantages of living in this popular suburb. You'll find yourself just moments from a selection of local public and private schools, including Para Hills School (approximately 0.5km), Para Hills High School (approximately 1.2km), King's Baptist Grammar School (approximately 2.2km), Good Shepherd Lutheran School (approximately 2.4km) and Endeavour College (approximately 3.2km).

Enjoy the convenience of numerous local shopping options, including the popular District Outlet Centre at Parafield (approximately 5km), along with major retailers, cafés and trendy eateries at Westfield Tea Tree Plaza (approximately 6km). With the Adelaide CBD also within easy commuting distance (approximately 19km), this location offers the perfect balance of convenience and lifestyle.

Don't let this become another missed opportunity, register your interest with Ryan Graham today!

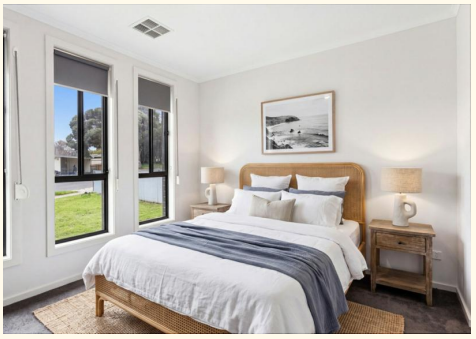
- Marketing photos include virtual staging*

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

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MORE DETAILS

Property ID	2DWVGJU
Property Type	House
House Size	126 m2
Land Area	457 m2
Including	Ensuite
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Toilets (2)
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage











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140m²	99m²	21m²	19m²	1m²
TOTAL	Living	Alfresco	Garage	Porch

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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