



12 Kennett Street, Para Hills

Solid Brick Charm in an Unbeatable Convenient Location

Positioned on a generous allotment with an impressive 18.2-metre frontage, this solid brick 1962 home presents an exciting opportunity for first home buyers, savvy investors and developers alike. Free of any registered easements, the property offers outstanding future potential for redevelopment or subdivision (subject to planning consents), while providing a comfortable, move-in-ready home to enjoy or lease out in the meantime.

Inside, you'll find three well-proportioned bedrooms, each complete with built-in robes and ceiling fans, complemented by beautiful hardwood flooring and LED downlights throughout the main living areas. The contemporary kitchen is designed for everyday ease, featuring an electric cooktop and oven, dishwasher and ample storage, while the updated laundry adds further practicality. Year-round comfort is assured with ducted evaporative cooling throughout and a split system air conditioner servicing the living area.

Step outside and discover an expansive entertaining area centred around a cosy woodfire - perfect for hosting family and friends through every season. Vehicle accommodation is equally impressive, with a double carport, large garage and extensive driveway parking, plus a

3 1 4

FOR SALE
\$839,000 - \$889,000

VIEW
Sat 25th Jul @ 11:30AM - 12:00PM

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Interested parties must rely solely on their own enquiries.

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second driveway providing the ideal space for caravans, boats or trailers.

Offering an exceptional combination of immediate lifestyle appeal and outstanding future potential, this is a property that will attract a wide range of buyers.

Features you will love:

- Solid brick 1962 construction set on a 693sqm (approx.) allotment with 18.2m frontage and free of any registered easements, offering exciting future redevelopment potential (subject to planning consents)
- Three generous bedrooms, each complete with built-in robes and ceiling fans
- Contemporary kitchen featuring an electric cooktop and oven, dishwasher, ample bench space and plenty of storage
- Light-filled lounge equipped with a split system air conditioner for added comfort
- Ducted evaporative air conditioning throughout the home
- Hardwood flooring flowing throughout the interior, adding warmth and timeless appeal
- LED downlights installed throughout the main living areas
- Updated laundry
- Expansive undercover outdoor entertaining area complete with a woodfire, perfect for hosting family and friends all year round
- Double carport complemented by a large garage and extensive driveway parking for multiple vehicles
- Separate second driveway providing secure and convenient space for a caravan, boat, trailer or extra vehicles
- Gas hot water system

Conveniently located within walking distance of Para Hills Shopping Centre, the Para Hills Community Club, Para Hills Primary School and public transport, you'll enjoy everyday convenience right at your doorstep. A variety of additional shopping, dining, schooling and recreational amenities are all just a short drive away, making this an outstanding location for families and investors alike.

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	2DQ2GJU
Property Type	House
House Size	103 m2
Land Area	693 m2
Including	Air Conditioning Evaporative Cooling Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Fully Fenced

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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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