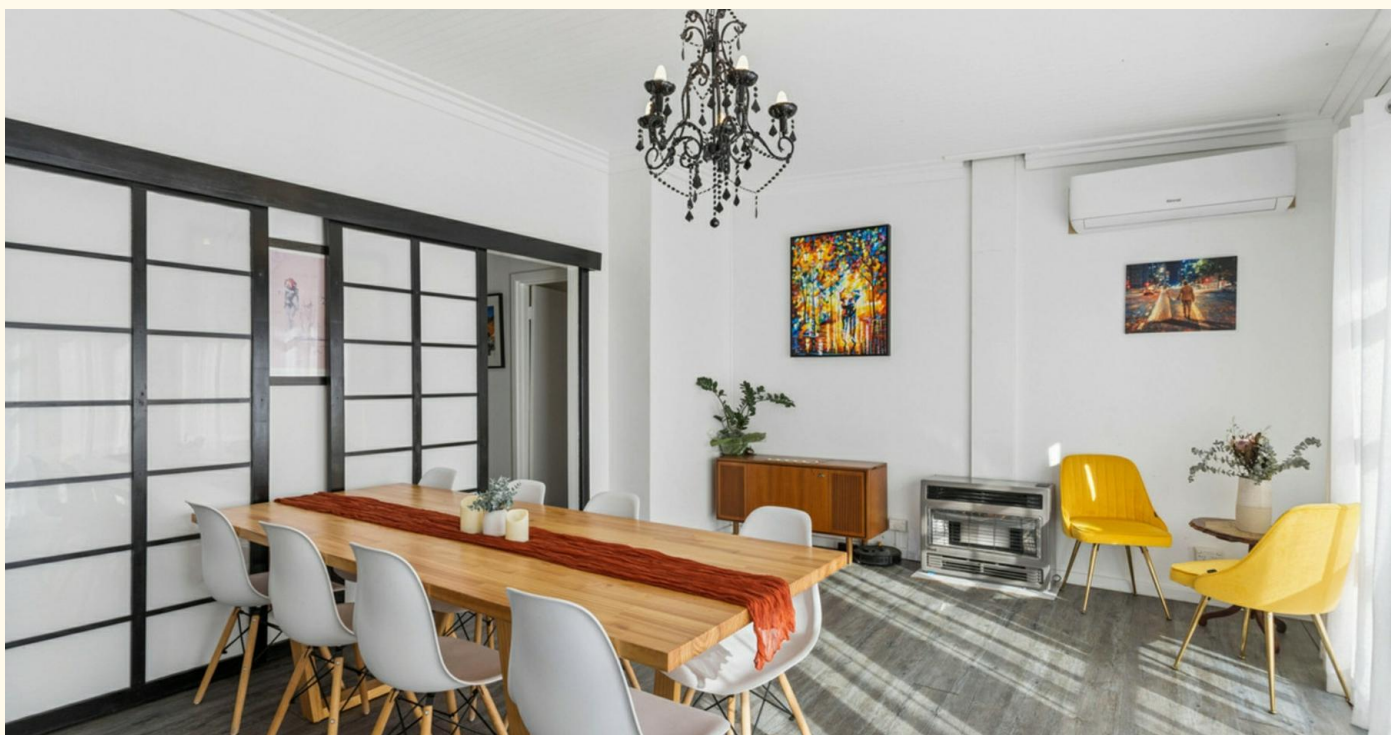




21 Rialto Avenue, Para Hills

A Home of Opportunity with Space to Grow

LJ Hooker proudly presents this well-positioned three-bedroom home, set on approximately 620sqm of Torrens Titled land with an impressive 19.8m frontage.

Whether you're searching for your next home, a sound investment or a property with future potential, 21 Rialto Avenue offers plenty to work with.

Inside, you're welcomed by a comfortable living area and an updated kitchen featuring a Smeg oven and cooktop, complemented by a practical Butler's Pantry. Two bedrooms feature floor-to-ceiling built-in wardrobes, while the flexible floorplan provides plenty of options for growing families.

The rear rumpus room can comfortably serve as a third bedroom, teenagers' retreat or second living space, while the additional study/nursery provides even more flexibility.

Step outside and you'll find a generous backyard with established gardens, undercover entertaining space and plenty of room for children, pets or simply enjoying the outdoors.

3 1 2

FOR SALE

Please Call

AGENTS

Jason Heshusius
0447 747 445
jasonh@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

For investors, the property offers the opportunity to add value through future improvements while benefiting from strong rental appeal. And with the healthy land size and frontage, the purchaser is presented with an exciting opportunity to explore future development possibilities, subject to the necessary approvals and consents.

Features you'll love:

- Approximately 620sqm of Torrens Titled land
- Approximately 19.8m frontage
- Three-bedroom configuration with flexible living options
- Floor-to-ceiling built-in wardrobes to bedrooms 1 and 2
- Updated kitchen with Smeg oven and cooktop
- Butler's Pantry
- Rumpus room/potential third bedroom
- Separate study or nursery
- Centrally located bathroom
- Split-system heating and cooling to the lounge, bedrooms 1 and 2 and rumpus/bedroom 3
- Secure double carport with automatic roller door
- Additional off-street parking
- Established gardens
- Undercover outdoor entertaining area

Conveniently positioned close to local schools, childcare, public transport and everyday amenities, with local shopping available at Para Vista and Wilkinson Road. Major shopping destinations including Ingle Farm Shopping Centre, Westfield Tea Tree Plaza and Parafield are also within easy reach.

Whether you're looking to move straight in, enhance and improve, invest for the future or explore the possibilities offered by the land, this is an opportunity well worth inspecting.

Year Built: 1965

Land Size: 620sqm (Approx.)

Zoning: GN - General Neighborhood

Local Council: City Of Salisbury

Title: Torrens

Internal Living: 138sqm

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	2DKTGJU
Property Type	House
House Size	106 m2
Land Area	620 m2
Including	Air Conditioning
	Floorboards
	Built-in-Robes
	Secure Parking
	Fully Fenced

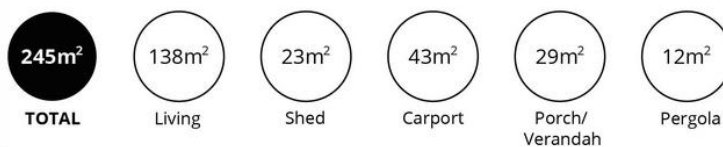
Jason Heshusius 0447 747 445

Sales Specialist | jasonh@ljhsales.com.au

LJ Hooker Property Specialists (08) 8289 6660

Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097
propertyspecialists.ljhooker.com.au | info@ljhsupport.com.au





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.

Produced by The Fotobase Group