

## Para Hills, 3 Rice Court

A Grand Family Home with Room to Entertain!

Auction: Onsite, Saturday the 14th of December at 12:00pm

Having been built well and truly with the large family in mind, this expansive home certainly will impress from the moment you step through the front door. With multiple living spaces, both formal and informal, a front lounge and rumpus with access to a wet bar, and delightful outdoor entertaining overlooking the glimmering resurfaced pool, this is one you will definitely want to hop in to!

Built c.1984, set on a fantastic 956sqm (approx.) allotment and tucked down off of a quiet court amongst only a small number of homes, this family residence has been well planned out to provide multiple separate areas for both young and old to have their own space, but come together when they wish! With updated flooring and a fresh coat of paint, all that's left is to move in and start enjoying!



**For Sale**  
\$790,000

**View**  
[ljhooker.com.au/2B30GJU](http://ljhooker.com.au/2B30GJU)

**Contact**  
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**Disclaimer:** 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 Greenwith | Golden Grove**  
**| Mawson Lakes | Modbury**  
**(08) 8289 6660**

What you will love:

- \* Master Bedroom with walk-in robe and ensuite.
- \* Three well-proportioned bedrooms.
- \* Flexibility for rumpus or fifth bedroom.
- \* Central kitchen with gas cooking, an abundance of storage and meals area.
- \* Formal lounge and rumpus with wet bar.
- \* Separate living area opening to outdoor entertaining
- \* Large inground pool with shaded verandah
- \* Efficient 14 panel solar system
- \* Double garage and dual carports.
- \* Ducted reverse cycle heating and cooling.

You're also spoilt for choice when it comes to local shopping and amenities. With the Para Vista IGA just around the corner, Ingle Farm shopping centre is only a five-minute drive away and also Tea Tree Plaza is just a little further afield for all of your entertainment and specialty stores plus access to the O-Bahn. With the Adelaide CBD also only 15km away, this home is ideally located!

For Public Transport, Stop 50A on Milne Road just nearby provides a direct route to the CBD and also to TTP Interchange!

Year Built | 1984

Land Size | 956sqm\*

Zoning | GN - General Neighbourhood//

Local Council | City of Salisbury

Council Rates | 556.08pq\*

Title | Torrens

Easements | Yes

Internal Living | 226sqm\*

\*These are approximations from available sources.

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 either of our two LJ Hooker Property Specialists Real Estate offices 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 About this Property

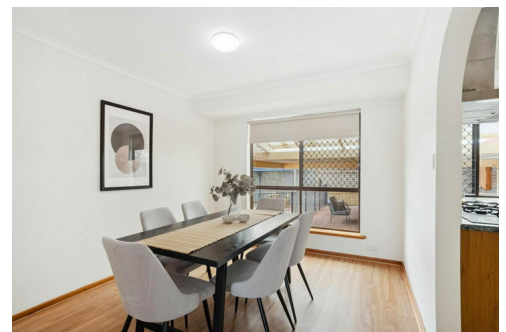
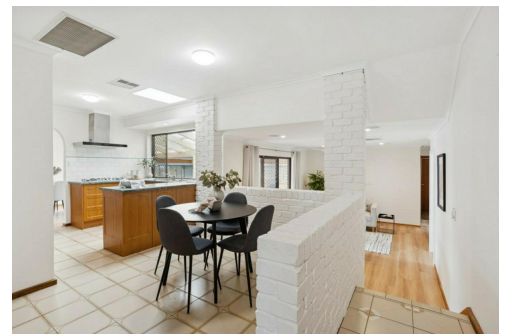
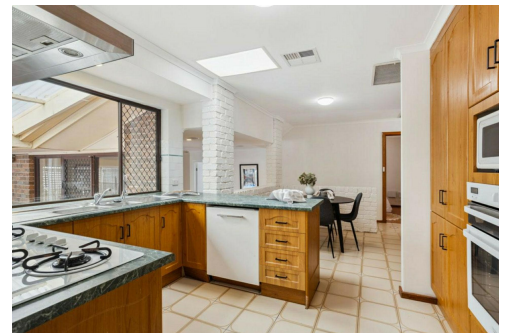
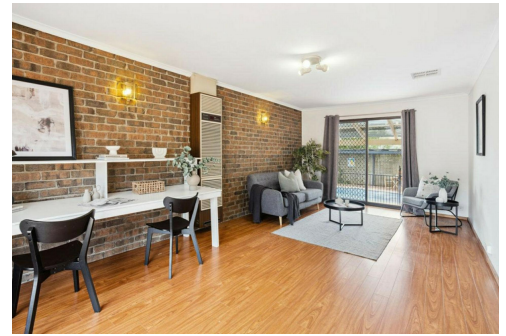
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|----------------------|---|
| <b>Property ID</b>   | 2B30GJU   |
| <b>Property Type</b> | House   |
| <b>House Size</b>    | 226 m <sup>2</sup>  |
| <b>Land Area</b>     | 956 m <sup>2</sup>  |
| <b>Including</b>     | Air Conditioning<br>Ducted Cooling<br>Ducted Heating<br>Pool<br>Dishwasher<br>Outdoor Entertaining<br>Floorboards<br>Workshop<br>Built-in-Robes<br>Secure Parking<br>Solar Panels |

**Jordan Nockolds 0447 809 650**

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**SITE PLAN**  
(NOT TO SCALE)

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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