



Para Hills, 34 Duke Avenue

Your First Home or Family Entertainer all in a Quiet Location!

If you've been searching for a home that will suit the whole family, then your search may just be over! Nestled in a beautiful section of Para Hills, and being a well-maintained and much-loved family home with features you have been dreaming of, it is my pleasure to present this lovely family abode to the market!

Built c.1984, on a very generous 689sqm (approx.) of land, this stunning three-bedroom, two-bathroom home brings together a fantastic layout with dual separate living areas, a large kitchen with gas cooktop and a walk-in pantry and a sprawling outdoor entertaining area!

Features such as ducted evaporative cooling, a large shed/workshop at the rear and large master bedroom with walk in robe and ensuite are just some of the things you will be looking forward to coming home and enjoying!



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.



For Sale
\$695,000-\$735,000

View
ljhooker.com.au/2BS8GJU

Contact
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**LJ Hooker Greenwith | Golden Grove
| Mawson Lakes | Modbury
(08) 8289 6660**

What you will love:

- * Spacious master bedroom with ensuite and large walk-in robe
- * Good-sized bedrooms with all featuring built-in wardrobes
- * Large central kitchen with plenty of bench space and walk-in pantry
- * Two separate living spaces to choose from
- * Ducted evaporative cooling
- * Expansive outdoor entertaining area
- * Double length carport with auto roller door
- * Both a garden shed and workshop at the rear

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 only a five minute drive away and also Tea Tree Plaza local for all of your entertainment and specialty stores plus access to the O-Bahn not even Ten minutes away!

Schooling is all close by with East Para Primary a short walk across the road, and Para Hills School also nearby. For secondary education Para Hills High School is only a short 5-minute drive away!

For Public Transport, Stop 50A on Milne Road only a five-minute walk away, provides a direct route to the CBD and also to TTP Interchange!

Year Built | 1984

Land Size | 689sqm*

Zoning | GN - General Neighbourhood//

Local Council | City of Salisbury

Council Rates | \$516.34pq*

Title | Torrens

Easements | No

Internal Living | 153sqm*

*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

Property ID	2BS8GJU
Property Type	House
House Size	153 m2
Land Area	689 m2
Including	Air Conditioning Ducted Cooling Evaporative Cooling Dishwasher Outdoor Entertaining Workshop Built-in-Robes Secure Parking

Jordan Nockolds 0447 809 650

Sales Specialist | Property Inspector | jordann@ljhsales.com.au

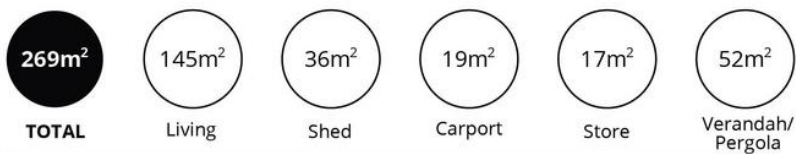
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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