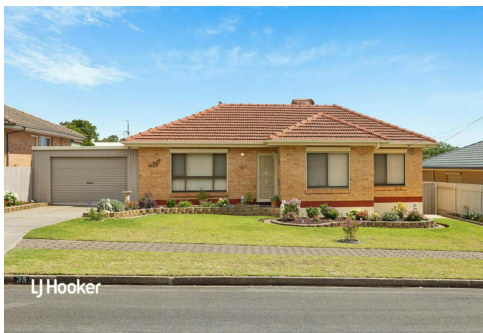
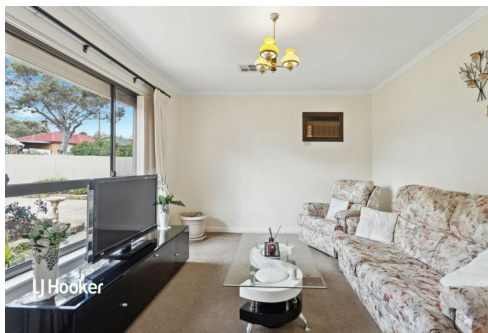




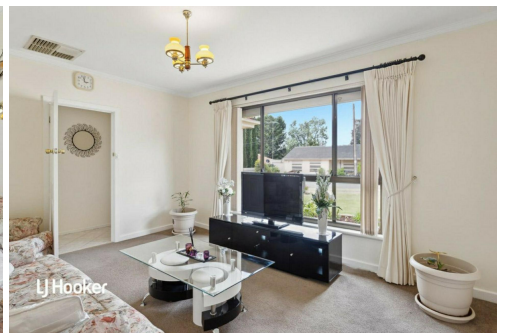
LJ Hooker



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LJ Hooker



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Para Hills, 35 Campbell Drive

A Wonderful Home with Space for the Entire Family!



AUCTION: Onsite, Saturday the 30th of November at 1:00pm

Situated on a generous 594m2 (approx.) block, is this delightful three-bedroom family home updated kitchen, open plan family and meals space to the rear with direct access to outdoor entertaining. Also offering a second living space to the front of the home perfect for parents, along with a fully lined rear shed adjacent to the outdoor entertaining area which may make the perfect teenagers retreat, home office for adults or simply provide further storage space for the family. The gardens and lawn have been meticulously cared for over the years and will be loved by children looking for space to play, or perfect for a family pet. Set on a quiet street right in the heart of Para Hills just moments from parks, playgrounds, schools and shops.

Features Include:

* Three-bedrooms all with built-in robes and electric roller shutter

For Sale

Auction (\$650,000)

View

ljhooker.com.au/2B0UGJU

Contact

Shaun Roberts

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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**

- * Front formal lounge overlooks the front yard, also featuring R/C wall unit
- * Central modern kitchen with open servery to meals area, stainless-steel appliances, gas cooktop, glass splashback, cupboard pantry
- * Open plan family and meals area with access to both outdoor entertaining and carport
- * Split system heating/cooling wall unit in main family area
- * Ducted Evaporative cooling and gas ducted heating
- * Central bathroom with bath and shower
- * Paved outdoor entertaining area with flat roof veranda and extra mesh shades making the perfect space to enjoy all year round
- * Fully lined shed with power and tiled floor
- * Electric roller shutters
- * Shed in the rear yard ideal for storage and garden tools
- * Single auto carport with ample undercover space for multiple vehicles
- * Lawn front and rear yards with established gardens

Perfect for young couples, families or even investors this home is neat as a pin and ready to begin enjoying. Easy access to both Bridge Road and Main North Road making your commutes around Adelaide a breeze.

Inspection is an absolute must, enquire today.

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

More About this Property

Property ID	2B0UGJU
Property Type	House
House Size	93 m ²
Land Area	590 m ²
Including	Air Conditioning Evaporative Cooling Outdoor Entertaining Secure Parking Fully Fenced

Shaun Roberts 0435 367 534

Managing Partner | Sales Specialist | shaunr@ljhsales.com.au

Jordan Nockolds 0447 809 650

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

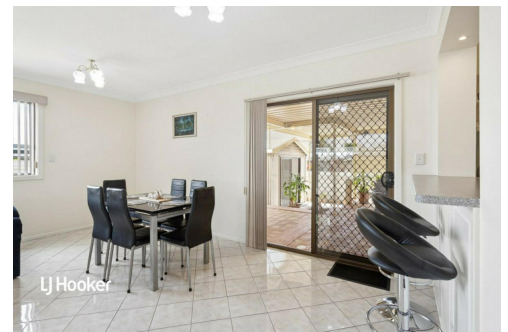
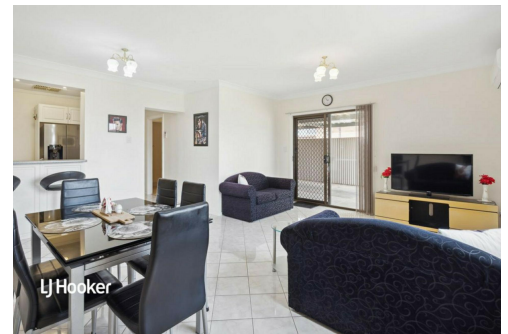
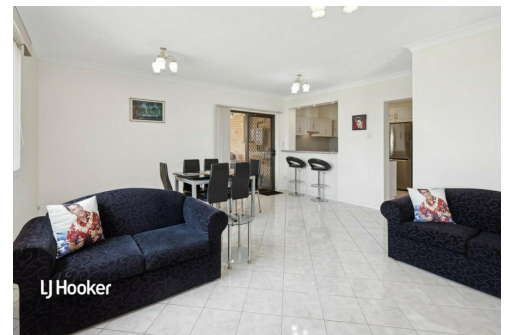
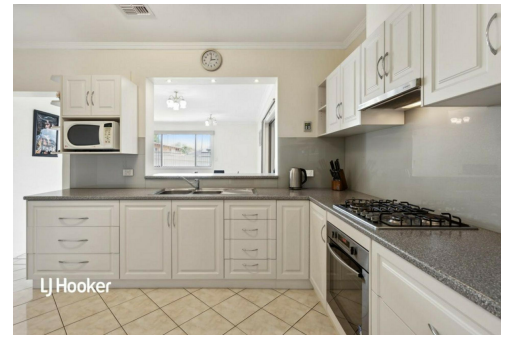
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greenwithgoldengrove.ljhooker.com.au | info@ljhsupport.com.au

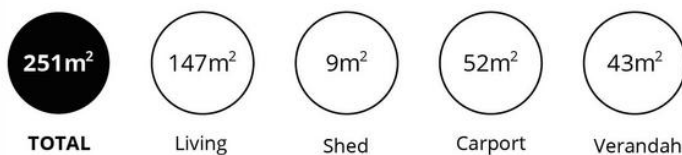


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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

Produced by **The Fotobase Group**