



45 Campbell Drive, Para Hills

Endless Possibilities on Approximately 940sqm

Some properties offer a home, while others offer an opportunity, this one offers both and so much more. Set on a substantial corner allotment of approximately 940sqm, this feature-packed 1966 conventional-style residence presents an exciting combination of family living, self-contained accommodation, substantial shedding and potential future development (STCC).

Whether you're looking for room for the family, space to work from home, secure vehicle accommodation, additional income potential or an opportunity to add value over time, this unique offering deserves your attention.

Behind the welcoming facade you'll discover a comfortable three-bedroom home, a self-contained granny flat, an impressive 165sqm (approx.) of shedding, extensive parking and an 8kW solar system are just some of the many features that make this property stand apart.

Key Features

- Approximately 940sqm corner allotment
- Three-bedroom main residence

4 2 6

FOR SALE

Best Offers by Monday, September 28th (USP)

VIEW

Wed 23rd Sep @ 6:00PM - 6:30PM

AGENTS

Peter Brown
0474 027 256
peterb@ljhsales.com.au

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.



- Fully self-contained fourth bedroom/granny flat with kitchen, bathroom and split-system air conditioning
- Approximately 165sqm of substantial shedding
- Shedding accommodates up to five vehicles
- Dedicated storage room and toilet within the shedding and evaporative air conditioning
- 8kW solar system servicing the property
- Large paved pitched-roof outside entertaining area with ceiling fans
- Open-plan meals and family living area
- Samsung 10kW reverse-cycle air conditioning
- Combustion heater
- Kitchen with stainless-steel gas cooktop, electric oven, dishwasher and excellent storage
- Additional 23m (approx.) frontage to the 330sqm (approx.) retained land, offering potential future development opportunities (STCC)

The main home offers comfortable family living with timber-look flooring, a well-appointed kitchen and open-plan meals and family area with combustion heater and 10kW reverse-cycle air conditioning, complemented by security shutters. Outside, the large paved pitched-roof entertaining area with ceiling fans is ideal for family gatherings, while the self-contained accommodation with kitchen, bathroom and split-system air conditioning provides flexibility for teenagers, extended family, guests or potential additional income.

Completing the package is an impressive 165sqm (approx.) of secure shedding, accommodating up to five vehicles with storage and toilet facilities, ideal for tradespeople, car enthusiasts, collectors, home businesses or those needing exceptional workspace.

Perfectly positioned in Para Hills, this property is close to local shops, cafés, Para Hills Shopping Centre, schools and Westfield Tea Tree Plaza, approximately 10 minutes away. Public transport is conveniently located at the end of the street, with easy connections to Tea Tree Plaza, the O-Bahn and Adelaide CBD, approximately 20-25 minutes by car outside peak periods.

With its impressive landholding, substantial shedding, self-contained accommodation, extensive parking, solar and potential future development opportunities, this is a truly unique property offering endless possibilities.

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	2DXKGJU
Property Type	House
House Size	99 m2
Land Area	940 m2
Including	Air Conditioning
	Evaporative Cooling
	Floorboards
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage

Peter Brown 0474 027 256

Sales Specialist | peterb@ljhsales.com.au

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





403m²

TOTAL

135m²

Living

36m²

Carport

83m²

Verandah

8m²

Shed

141m²

Garage/
Workshed

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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