



49 Carol Drive, Para Hills

A Fantastic Opportunity to Start, Improve or Invest!




Auction Location: 49 Carol Drive, Para Hills SA 5096

Set in a beautiful tree lined street on a fantastic 770sqm* allotment and ready for you to move in and start enjoying, it is my pleasure to present to the market this fantastic three-bedroom home that is just waiting for your personal touches.

Built c.1970, this much loved family home has been well looked after, with a fresh coat of paint applied through bedrooms and hallways, large central lounge, good sized bedrooms and a very sizeable rear yard with large outdoor entertaining space and shed/workshop area, this home is sure to tick the boxes!

Features you will love:

- Three well-proportioned bedrooms, main with built-in wardrobes
- Large central lounge area
- Good sized kitchen and dining
- Gas heating in lounge room
- Freshly painted through hallways and bedrooms
- Paved undercover outdoor entertaining space
- Expansive rear yard

3  1  1 

FOR SALE
\$670,000

AGENTS

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AGENCY

LJ Hooker Property Specialists
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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**

- Large shed/workshop

You're spoilt for choice when it comes to local shopping and amenities, with the Para Hills Shopping Centre and the ever-popular Para Hills Community Club just a short drive away. Ingle Farm Shopping Centre is also an approximately five-minute drive and Tea Tree Plaza is only a little way further for all of your entertainment and specialty stores.

Year Built | 1970
 Land Size | 770sqm*
 Zoning | GN - General Neighbourhood//
 Local Council | City of Salisbury
 Council Rates | \$434.98p.q*
 Title | Torrens
 Easements | Nil
 Internal Living | 118sqm*

- Approximate Values

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	2D0QGJU
Property Type	House
House Size	118 m2
Land Area	770 m2
Including	Floorboards Workshop Built-in-Robes Secure Parking

Jordan Nockolds 0447 809 650

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

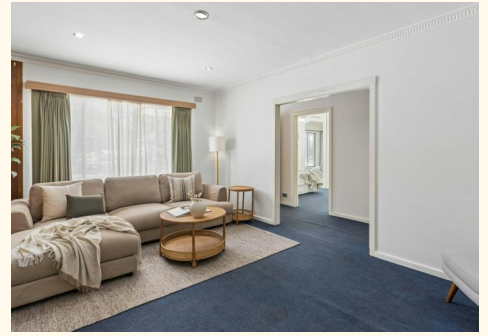
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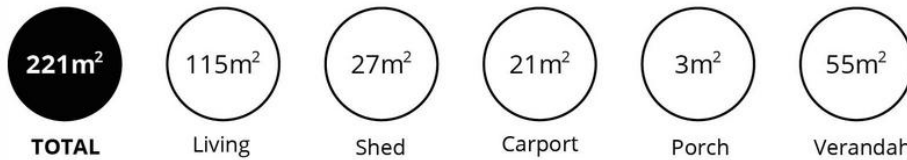
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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