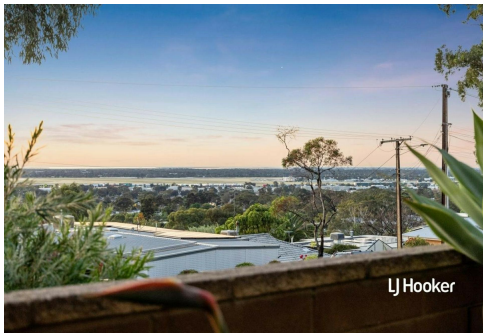


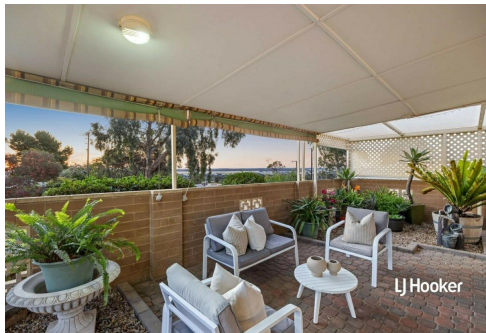


**SOLD**

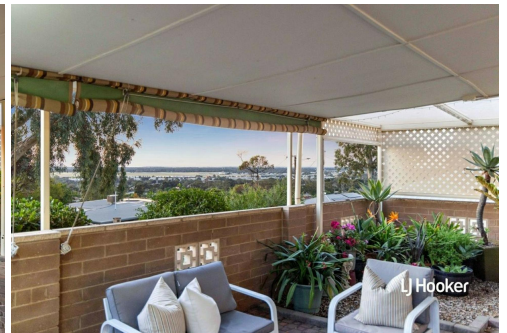
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## Para Hills, 5 Gwender Terrace

Premium Location with Magnificent Views!



**For Sale**  
\$659,000 - \$699,000

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

**Contact**  
**Ryan Graham**  
0400 912 287  
[ryang@ljhsales.com.au](mailto:ryang@ljhsales.com.au)  
**Jordan Nockolds**  
0447 809 650  
[jordann@ljhsales.com.au](mailto:jordann@ljhsales.com.au)

We are pleased to present this well-loved family home to the market. This property offers a genuine opportunity to secure a cherished family home in a premier location, boasting breathtaking views and stunning sunsets. Originally constructed in 1966, this home sits on a generous allotment of approximately 690 sqm with a street frontage of approximately 18.29 metres.

Having had only one owner since its construction, it's time to pass this gem onto the next fortunate owners.

### Features You Will Love:

- \* Three bedrooms
- \* Master bedroom with wall-length built-in robes and a private courtyard, ideal for enjoying your morning coffee or soaking up the afternoon sun
- \* Bedroom 2 & 3 featuring built-in robes



**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.

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- \* Ample storage throughout, including additional hallway storage and several linen cupboards
- \* Large, light-filled living area with a separate dining room
- \* Gas fireplace in the lounge room
- \* Split system heating and cooling for year-round comfort
- \* Solid brick construction
- \* Flexible floor plan with an additional detached rumpus room, perfect for an office space or retreat
- \* Multiple sheds with power, including three-phase power
- \* Spacious kitchen with plenty of storage and bench space, featuring a breakfast bar, double sink, large fridge cavity, oven and grill, plus a gas cooktop
- \* Undercover entertainment area with an in-built bar, an excellent spot for family barbecues and enjoying tranquil sunsets
- \* Ample off-street parking with a single carport that can easily accommodate multiple vehicles, complete with an automatic roller door for secure parking and an extended driveway
- \* Well-maintained, manicured gardens

It's easy to see why our vendors and their family have cherished calling this place home for over 50 years. Located on the high side of Gwender Terrace, you'll enjoy all the advantages that come with living in this desirable pocket of Para Hills. You'll find yourself just moments away from local schools-both public and private-numerous shops, including the popular District Outlet Centre at Parafield, and all the major retailers and trendy eateries at nearby Westfield Tea Tree Plaza. Plus, you're only ever a short commute to the Adelaide CBD!

No matter your situation, this home is sure to tick all the right boxes. Whether you're a first-time buyer or a second-home owner looking to create your own family home on a large allotment in a highly desirable location, or a savvy investor looking to bolster your portfolio with a move-in-ready property, this home is an excellent choice!

A home with this much on offer deserves a visit. Register your interest with Ryan Graham to ensure this doesn't become another missed opportunity!

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	2AXPGJU
Property Type	House
House Size	125 m <sup>2</sup>
Land Area	690 m <sup>2</sup>
Including	Air Conditioning Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced

**Ryan Graham 0400 912 287**

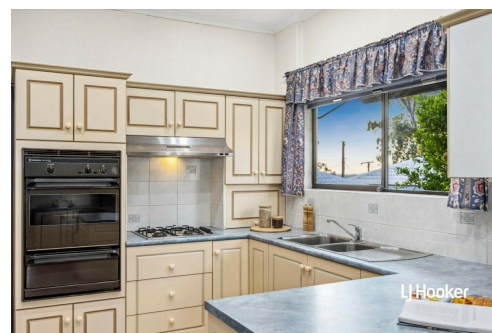
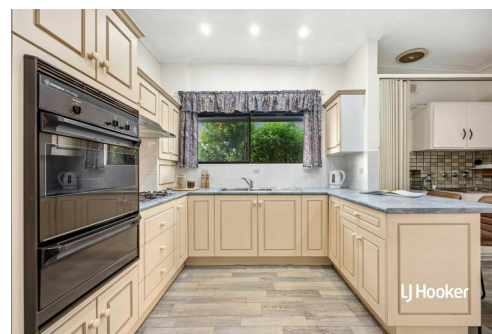
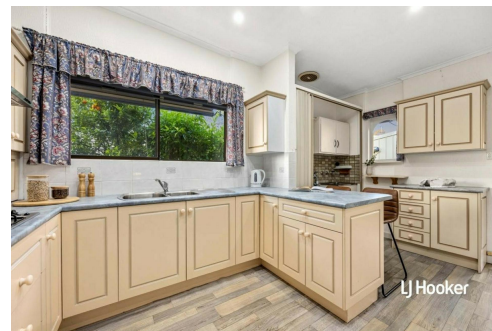
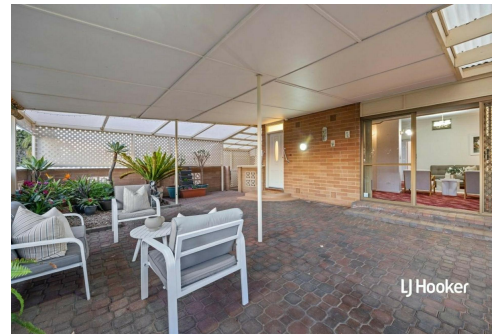
Sales Specialist | [ryang@ljhsales.com.au](mailto:ryang@ljhsales.com.au)

**Jordan Nockolds 0447 809 650**

Sales Specialist | Property Inspector | [jordann@ljhsales.com.au](mailto:jordann@ljhsales.com.au)

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North East, Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097  
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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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