



5 Lynore Avenue, Para Hills

Opportunity Awaits

Auction Location: 5 Lynore Avenue, Para Hills SA 5096

Nestled in a quiet street at the top of Para Hills, this 3 bedroom home has potential for both the homeowner and investor to get in on the ground floor. Built in 1965, this solid brick home delivers both potential and optionality while welcoming your cosmetic creativity!

The trees and garden lend privacy and calm to the front of the property. Hardwood floors welcome you upon entry into the spacious, light-filled living room, the flooring continuing into Bedroom 1.

Opportunities to add value are aplenty, for the handy homeowner or skilled investor looking at short or long-term possibilities.

To the rear of the home stands an additional rumpus and study, allowing for the chance to make it a 4th bedroom, entertainment space or granny flat, as you desire (STCC). Backing onto a peaceful gully, the sunset facing rear offers magnificent, nature-filled views across the Adelaide Plains.

Important Features:

- Spacious living room
- Three well proportioned bedrooms

3 1 1

AUCTION

Sat 30th May @ 10:00AM

VIEW

Wed 20th May @ 5:30PM - 6:00PM

AGENTS

Jason Heshusius
0447 747 445
jasonh@ljhsales.com.au

Robert Bonelli
0497 808 908
robertb@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.



- Bathroom with shower and bath
- 670sqm Allotment, 18.28m frontage
- Kitchen with Gas Cooktop
- Carport

Everything you need is at your fingertips! With only a very short walk away from public transport, local shopping is only a short drive to Wilkinson Road or Para Hills Shopping Centre. On the border of Modbury Heights, your bigger shopping is conveniently located at Tea Tree Plaza, with Parafield a similarly short drive away. Schooling options for both primary and secondary students are both aplenty and close by, as are parks and amenities.

Year built: 1965

Land size: 670sqm*

Zoning: GN —General Neighbourhood

Local Council: City Of Salisbury

Council Rates: \$378.85 per quarter*

Title: Torrens

Internal Living: 129sqm

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	2DDTGJU
Property Type	House
House Size	104 m2
Land Area	670 m2

Jason Heshusius 0447 747 445

Sales Specialist | jasonh@ljhsales.com.au

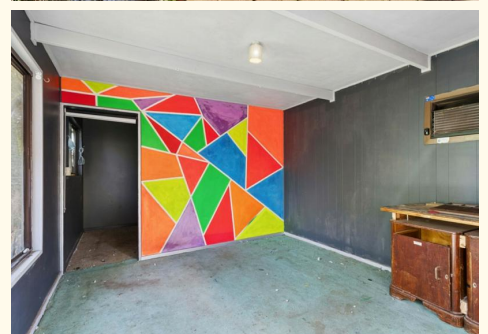
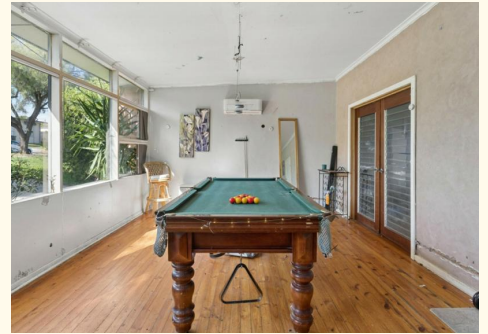
Robert Bonelli 0497 808 908

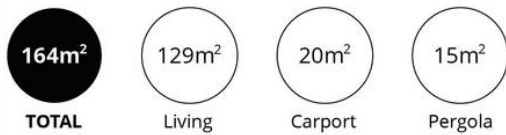
Sales Specialist | robertb@ljhsales.com.au

LJ Hooker Property Specialists (08) 8289 6660

Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097

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





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**