

## Para Hills, 5 Phillips Avenue

Your fantastic family entertainer or a brilliant investment!

Set in a beautiful and quiet location within close vicinity of a variety of local shops and amenities, with features and space aplenty inside as well as out to entertain and enjoy, it is my pleasure to present to the market this beautiful family home!

Built c.1965 and sitting on a generous 650sqm (approx.) block, this home is ready for you to move in and start enjoying right away. The updated kitchen is a highlight, featuring stainless steel appliances, including a 900mm gas stovetop and an Insinkerator, making meal prep a breeze. With three well-sized bedrooms, each with built-in robes, comfort is guaranteed. Stepping outside you will find a large undercover outdoor entertainment space, as well as a decked area overlooking the lush rear yard, and for ultimate relaxation is an enclosed spa area, complete with it's own included spa.

What You Will Love:

\* Three well-proportioned bedrooms with 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.

**SOLD**

3 1 1

**For Sale**  
\$649,000 - \$689,000

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

**Contact**  
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**LJ Hooker Greenwith | Golden Grove  
| Mawson Lakes | Modbury  
(08) 8289 6660**

- \* Updated kitchen with stainless steel appliances
- \* Large open plan living/dining area
- \* Expansive outdoor entertaining area
- \* Raised deck area overlooking rear yard
- \* Rumpus with front sliding access perfect for home business
- \* Enclosed spa area with spa
- \* Split driveway with carport parking

You'll be spoiled for choice when it comes to local shopping and amenities. With the Para Vista shopping centre at the top of Milne Road, Para Hills Shopping precinct and community hub just a short drive away and Ingle Farm shopping centre just a little further afield.

For schooling, Para Hills primary school is only a few minutes away, with the local Para Hills High School only a 5 minute drive away! Stop 51 on Milne Road, only approximately a two-minute walk away, provides a route to the CBD and Tea Tree Plaza Interchange and around a five minute walk away, Stop 49 on Nelson Road provides a more direct route to both of these!

This property is currently tenanted until June 2025 at a rate of \$620 per week.

Year Built | 1965

Land Size | 650sqm\*

Zoning | GN - General Neighbourhood//

Local Council | City of Salisbury

Council Rates | \$436.92\*

Title | Torrens

Easements | No

Internal Living | 138sqm\*

\*These are approximates from available sources

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

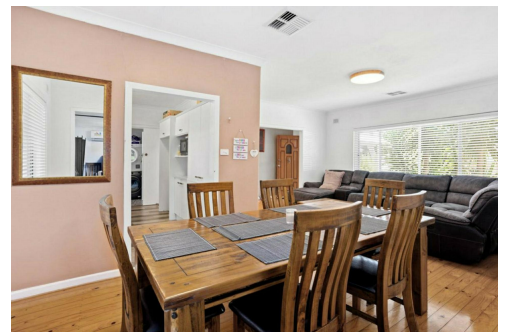
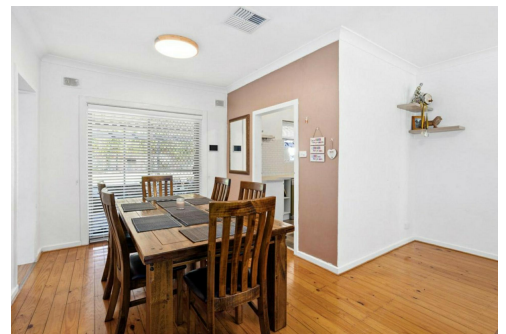
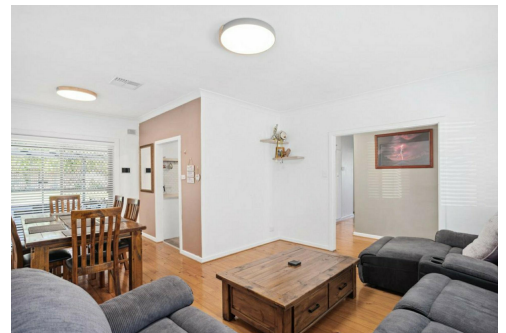
<b>Property ID</b>	2BDPGJU
<b>Property Type</b>	House
<b>House Size</b>	138 m2
<b>Land Area</b>	650 m2
<b>Including</b>	Study Air Conditioning Ducted Cooling Ducted Heating Spa Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Solar Panels

**Jordan Nockolds 0447 809 650**

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

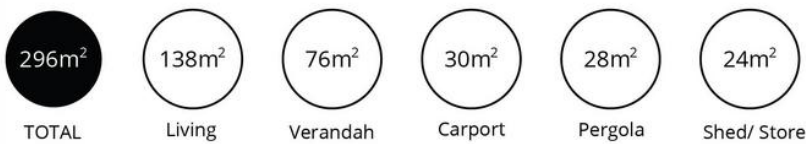
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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