






7 Frances Avenue, Para Hills

3  1  2 

Fantastic Opportunity Perfectly Nestled in Para Hills

FOR SALE
\$750,000

AGENTS

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AGENCY

LJ Hooker Property Specialists
(08) 8289 6660

Auction Location: 7 Frances Avenue, Para Hills SA 5096

Welcome to 7 Frances Avenue, Para Hills!

A lovely 3 bedroom home offering potential to first home owners, families, investors and developers alike. Situated in the heart of Para Hills, this solid brick beauty sits proudly on approximately 670sqm of Torrens titled land in a highly desirable location.

Owners will enjoy comfortable living, either in the lounge with split system heating and cooling at the front of the home or out back under the generous outdoor entertaining area. The bedrooms are practical and well proportioned, with the more spacious bedroom 1 boasting built in robes and its own split system.

Looking to add to your portfolio? This one offers your next tenant convenience, comfort and charm in a quiet street that is oh so close to local schooling and amenities in every direction. Developers will be drawn to the elevated position, size and shape of the easement free block and the 18.28m frontage that invites your ideas, STCC

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**

Features You Will Love:

- Three bedrooms with built in robes in bedrooms 1 and 2
- Large, central lounge
- Kitchen with gas cooktop
- Split system heating and cooling in lounge and in bedroom 1
- Ceiling fans in living and dining areas and all 3 bedrooms
- Separate bathroom, shower room and toilet
- Quiet location on the high side of the street

Everything you need is at your fingertips in this fabulous location. Local shopping is within walking distance on Wilkinson Road, while your specialty shopping and entertainment options reside a short drive to Ingle Farm, Parafield and Tea Tree Plaza.

Year Built: 1965

Land Size: 670sqm*

Zoning: GN - General Neighbourhood

Local Council: City of Salisbury

Council Rates: \$449.02 per quarter*

Title: Torrens

Easements: Nil

Internal Living: 101sqm

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

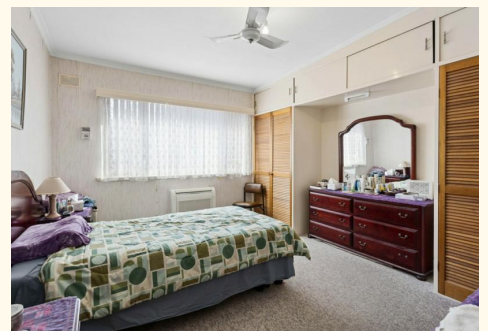
Property ID	2D3CGJU
Property Type	House
House Size	115 m2
Land Area	670 m2
Including	Air Conditioning Deck Outdoor Entertaining Built-in-Robes Fully Fenced Solar Panels

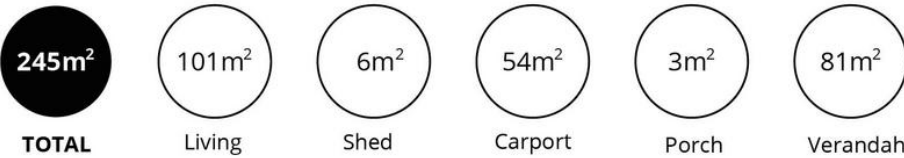
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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