

Para Hills, 8 Leabrook Drive

Large Family Home or Fantastic Investment!

Set in a great location with local amenities just a stones throw away and with expansive living areas, yard space and car parking for cars boats and vans, it is a pleasure to present to the market this fantastic family home on a large allotment.

Built c.1965 and set on a much sought after sizable allotment consisting of 1012sqm* of land, every inch has been thoughtfully utilised to maximise your enjoyment. A large central kitchen feeds out to the dual living plus dining area the home provides with an extension to the rear, as well as three well-proportioned bedrooms two of which feature built in robes. Stepping outside to the large outdoor space is a delight, with a gazebo overlooking the established lawns with plenty of room for the little ones to play. Car parking is abundant with up to five cars with a double length and extended carport as well as side access to a large garage with room for a workshop all providing plenty of covered spaces.

What You Will Love:



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.



For Sale
\$769,000 - \$799,000

View
ljhooker.com.au/2B4YGJU

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

- * Three well-proportioned bedrooms, two with built in robes
- * Large central kitchen
- * Dual living areas at front and rear of the home
- * Rear living by way of huge extension with room for dining and lounge
- * Expansive outdoor area with well-established lawns
- * Undercover entertaining area
- * Side access to large garage at rear
- * Carport parking for up to three vehicles

You'll be spoiled for choice when it comes to local shopping and amenities. With the Para Hills Shopping Centre and McDonalds and The Somerset Hotel just around the corner, and for the larger shopping Ingle Farm shopping centre is also only a five minute drive away.

Tea Tree Plaza for all of your entertainment and specialty stores as well as a multitude of dining options plus access to the O-Bahn is only ten minutes away!

For schooling, Para Hills High School is only a very short drive away, and a similar distance is Para Hills Primary School on Williamson Road! Stop 42A on Goodall Road, only a few minute walk away, provides a direct route to the CBD and also a route to TTP Interchange!

Year Built | 1965

Land Size | 1012sqm*

Zoning | GN - General Neighbourhood//

Local Council | City of Salisbury

Council Rates | TBA*

Title | Torrens

Easements | No

Internal Living | 175sqm*

*These are approximations 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

Property ID	2B4YGJU
Property Type	House
House Size	175 m2
Land Area	1012 m2
Including	Air Conditioning Outdoor Entertaining Workshop Secure Parking

Jordan Nockolds 0447 809 650

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

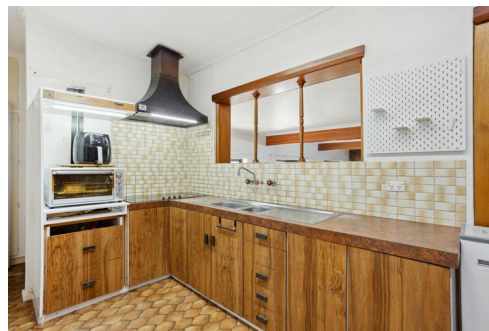
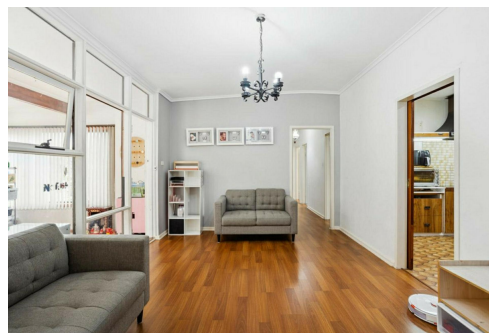
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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