

## Para Hills, 1/12 Barcoo Road

Ripe for the first home buyer or investor

Located in a highly sought-after area near schools, shopping, and public transport, this charming two-bedroom unit is part of a small group. As you enter, you'll find an inviting open lounge equipped with a ceiling fan and wall air conditioning. The upgraded kitchen features a stainless steel gas stove and ample cupboard space.

The master bedroom includes a ceiling fan and built-in robe, while both the lounge and master bedroom benefit from roller shutters. The second bedroom also has a built-in robe.

The bathroom/laundry area has been beautifully modernized. Step outside to enjoy a private courtyard with a pergola, perfect for relaxation. The unit comes with one allocated open parking space at the front. Estimated strata fees are \$595 per quarter, and council rates are approximately \$300 per quarter. Water and sewerage charges are shared equally among the four units.



**For Sale**  
\$370,000 - \$380,000

**View**  
[ljhooker.com.au/66BFFDC](http://ljhooker.com.au/66BFFDC)

**Contact**  
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**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.

**LJ Hooker Craigmore | Elizabeth |  
Salisbury  
(08) 8255 9555**

#### Property Features:

- Location: Highly sought-after area near schools, shopping, and public transport
- Lounge: Inviting open lounge with ceiling fan and wall air conditioning
- Kitchen: Upgraded kitchen with stainless steel gas stove and ample cupboard space
- Master Bedroom: Ceiling fan, built-in robe, and roller shutters
- Outdoor Space: Private courtyard with pergola
- Parking: One allocated open parking space at the front

#### Disclaimer:

We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.

RLA155355

## More About this Property

<b>Property ID</b>	66BFFDC
<b>Property Type</b>	House
<b>Land Area</b>	118 m <sup>2</sup>

#### Corey Voss 0412 262 180

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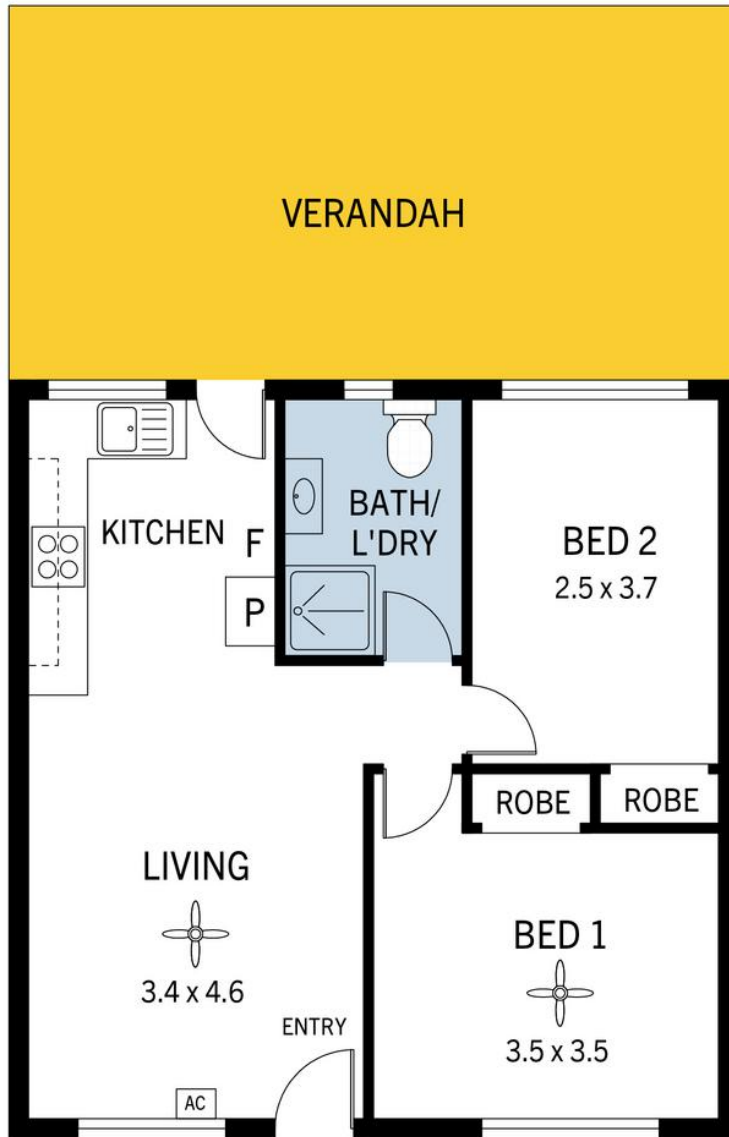
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**1/12 Barcoo Road, Para Hills**

DISCLAIMER: Floorplan and area calculation are approximate and for illustration purposes only.

Produced by **Property Portraits**

Interior  
Exterior

51m<sup>2</sup>  
28m<sup>2</sup>

**79m<sup>2</sup>**  
TOTAL



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