



Para Hills West, 24 Kennion Crescent

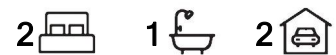
Opportunity Plus in Up and Coming Suburb

Whether you're looking for your first home or an investment, this home offers plenty of opportunity in the growing Northern suburbs.

This home features a spacious living and meals area, overlooked by a kitchen which includes generous cupboard and bench space, while still offering room for growth. A second family room provides plenty of room to spend with family or friends.

The two bedrooms both include ceiling fans and built-in storage, and the central bathroom features a bathtub, separate WC and laundry amenities.

Outside, an undercover entertaining area overlooks the gardens, which currently features garden beds. There is plenty of space to transform this area into your dream garden. Ample off-street parking is available behind secure gates.



For Sale
Sold at Auction

View
By Appointment

Contact
Thanasi Mantopoulos
0421 188 498
thanasi@ljhooker.me
Symeon Eftimiou
08 8352 7111
symeon@ljhooker.me



LJ Hooker Mile End | Woodville
(08) 8352 7111

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.

Situated just 30 minutes from the city, Para Hills West offers easy access to nearby Mawson Lakes for all your weekly grocery needs and essential services. Enjoy relaxing strolls through The Paddocks Wetlands or support the local sports teams on weekends. Its close proximity to Lyell McEwin Hospital makes it an ideal location for healthcare professionals, and families will value the convenience of nearby Para Hills West Primary and Para Hills High Schools

Key Features

- Kitchen with plenty of bench and cupboard space
- Living and meals area with ceiling fans and split system AC
- Second separate family room
- Two bedrooms both with built-in wardrobes and ceiling fans
- Central bathroom with separate WC and laundry amenities
- Generous yards with garden beds
- Ample off-street parking
- Secure fully fenced property

Specifications

Title: Torrens Title

Year built: c1979

Land size: 434 sqm (approx)

Council: City of Salisbury

Council rates: \$1,304.95pa (approx)

ESL: \$103.90pa (approx)

SA Water & Sewer supply: \$176.30pq (approx)

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629



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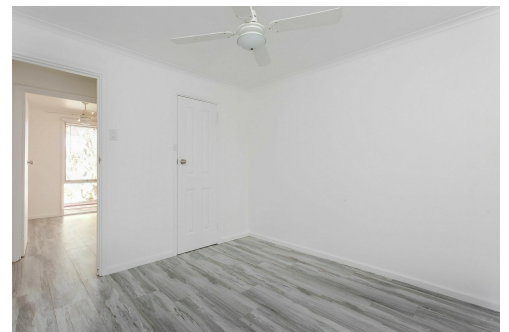
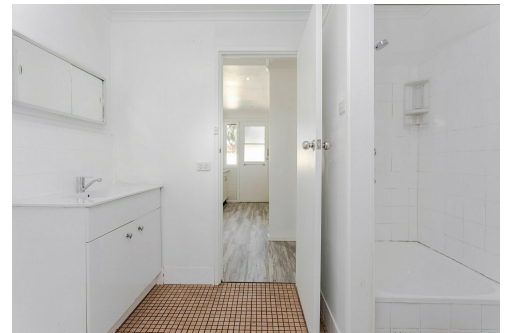
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More About this Property

Property ID	XTAHDM
Property Type	House
Land Area	434 m2
Including	Air Conditioning Built-in-Robes Close to Schools Close to Shops Close to Transport Heating Window Treatments

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Sales Executive | thanasi@ljhooker.me
Symeon Eftimiou 08 8352 7111
Sales Executive | symeon@ljhooker.me

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206A Henley Beach Road, TORRENSVILLE SA 5031
mileendwoodville.ljhooker.com.au | admin@ljhookermileend.com.au



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