



## Para Hills West, 4 Orlyk Street

Impressive home in convenient location!

This immaculately presented 3-bedroom home is an absolute pleasure to offer to the open market. Conveniently located within one of the most in demand suburbs North of Adelaide, you will be hard pressed to find anything that compares to this impressive property.

Features include:

- \* 3 double sized bedrooms.
- \* Ensuite & walk-in robe to the master bedroom.
- \* Built-in robes to bedrooms 2 & 3.
- \* Centrally located main bathroom.
- \* Spacious open plan kitchen/dining/family room.
- \* Stunning kitchen with plenty of bench space & quality appliances.



**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**

\$549,000 - \$599,000

**View**

[ljhooker.com.au/1U48G54](http://ljhooker.com.au/1U48G54)

**Contact**

**Jared Lund**

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**Matthew Nudo**

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**LJ Hooker Gawler | Barossa**  
**(08) 8522 3311**

- \* Ducted reverse cycle heating & cooling.
- \* Approximately 6.6kW of solar power connected to the home.
- \* Secure garage under the main roof with direct internal access.
- \* Alfresco entertaining area overlooking the back yard.
- \* Landscape gardens surrounding the home.
- \* Set on approximately 321m2 of land.

For any further information or to make a time to inspect this property, please contact Jared Lund on 0433 762 225.

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 305453

## More About this Property

<b>Property ID</b>	1U48G54
<b>Property Type</b>	House
<b>House Size</b>	123 m <sup>2</sup>
<b>Land Area</b>	321 m <sup>2</sup>
<b>Including</b>	Air Conditioning Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Solar Panels Remote Garage

### Jared Lund

Managing Partner | Sales Specialist | [jaredl@ljhsales.com.au](mailto:jaredl@ljhsales.com.au)

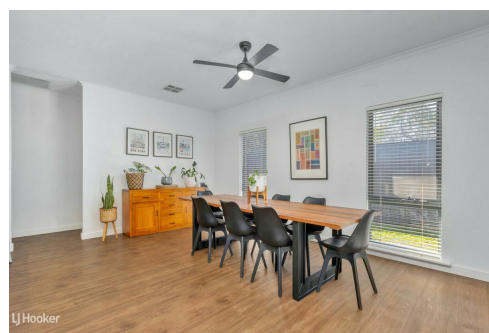
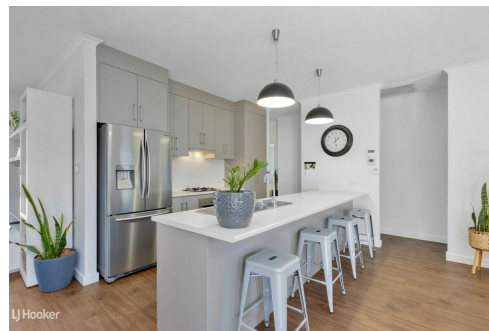
### Matthew Nudo

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PARA HILLS WEST



Living:	112.34SQ.M
Garage:	17.28SQ.M
Alfresco:	16.64SQ.M
Porch:	2.80SQ.M
TOTAL:	149.06SQ.M

This Drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be relied upon should be independently verified.