

Para Hills West, 5 Ian Avenue

Packed With Potential!

Auction Location: 5 Ian Avenue, Para Hills West SA 5096

The ideal place to start, invest or redevelop is on offer here at 5 Ian Avenue, Para Hills West. A traditional 1964 built home is awaiting your imagination, ideas and creativity to turn this in to the first home you have been waiting for. Similarly, the possibilities of this corner allotment consisting of approximately 620sqm, caters to the astute investors among us, with the redevelopment potential for years to come (STPC).

Features you will love

- * Three generous sized bedrooms with split system air-conditioning
- * Bedrooms one and two with built in wardrobes
- * Light filled living area with large windows
- * Open plan kitchen fitted with gas cooktop and stainless steel appliances
- * Solid floorboards throughout the main living areas



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.

3 1 1

For Sale
\$680,000

View
ljhooker.com.au/2BS2GJU

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- * Centrally located bathroom
- * Single roller door carport for secure parking and providing rear access to rear shed
- * Multiple backyard spaces including paved entertaining area, lawn space and even a separate potential veggie garden
- * Solar panels
- * Two newly installed split system air conditioners
- * Easement free 620sqm approx. corner allotment

With so much potential on offer here within the boundaries, the location only adds to the positives. Positioned in a growing pocket of Para Hills West and with all major amenities mere moments away including schooling, parks, public transport and local shopping, make sure to add this one to your calendar.

Enquire today!

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

More About this Property

Property ID	2BS2GJU
Property Type	House
House Size	102 m2
Land Area	620 m2

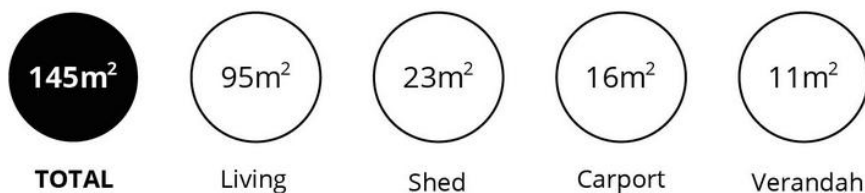
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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