



14/5 Goodfield Road, Para Hills West

3 1 1

## Tranquility, Low Maintenance and Convenience

Built in 1978, this well-maintained unit offers spacious, light-filled living. The 3 well-proportioned bedrooms and inviting outdoor spaces at the front and the rear are sure to capture the eye of first homeowners, young families and downsizers, not to mention the astute investor looking to add to their portfolio!

The open lounge and dining flow easily off the kitchen, making for a practical living space. Meanwhile, this owner-occupied home has enjoyed updates to the kitchen as well as the flooring in the living and kitchen areas. Split system heating and cooling allow for year-round comfort, complemented by the ceiling fan in bedroom 1.

The living room overlooks a lovely, established front garden, while the garage with automatic roller door offers security and convenience. To the rear you'll find an inviting low maintenance space for your enjoyment.

Other features you'll love:

- Built in robes to bedrooms 1 and 2
- Large, central lounge
- Kitchen with electric cooktop and dishwasher

**FOR SALE**  
\$580,000 - \$620,000

### AGENTS

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### AGENCY

LJ Hooker Property Specialists  
(08) 8289 6660

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.

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- Neat, tidy gardens
- Carport provides secure access to rear door
- Pergola at rear for outdoor entertainment
- Safety ramp at rear door
- Street frontage

Everything you need is at your fingertips in this fabulous location. Both Primary and High School options are within a short walk. Local shopping is moments away at the IGA on Bridge Road or at Para Hills Shopping Centre, while your specialty shopping and entertainment options reside a short drive to Ingle Farm, Parafield and Tea Tree Plaza.

Year Built: 1978

Zoning: GN - General Neighbourhood

Local Council: City Of Salisbury

Title: Strata

Strata: \$550 per quarter\*

Council Rates: \$327 per quarter\*

Easements: Nil

Internal Living: 89sqm

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 our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 208516

## MORE DETAILS

Property ID	2D7AGJU
Property Type	House
House Size	94 m2
Including	Air Conditioning Dishwasher Built-in-Robes Secure Parking Remote Garage

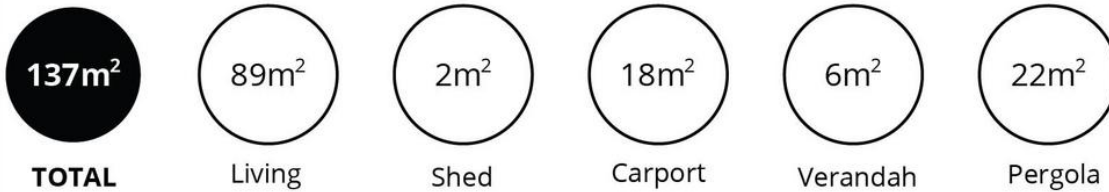
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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