



3/456 Bridge Road, Para Hills West

3 1 1

## Easy and Low-Maintenance Living!

**FOR SALE**

Please Call

### AGENTS

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**AGENCY**  
LJ Hooker Property Specialists  
(08) 8289 6660

Whether you're looking for the perfect start in your first home, an astute investor looking to add to their property portfolio or you're looking to downsize for your next chapter in life, it is my pleasure to present to the market this excellent opportunity, set on a low maintenance 180sqm\* Strata titled allotment.

Built c.1990 with easy living in mind, this 3-bedroom home is move in ready! With fresh updates completed throughout including new flooring and painting which complement the modern kitchen and amenities.

### Features you will love:

- Master bedroom with direct bathroom access, ceiling fan, split system and walk in robe
- Well-proportioned bedrooms two and three with remote controlled fans
- Large downstairs lounge with split system air conditioning
- Modern kitchen with island and breakfast bar, stainless steel appliances and walk in pantry
- Updated dual access main bathroom.
- Low maintenance rear yard with large turf area and garden shed.

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**

- Large secure single carport with auto roller door

You couldn't ask for a better location, being in a group of units set well off of the main road, but within a short stroll of local shops, gym, food outlets and The Somerset Hotel. A little further afield are the Parafield Shopping Complex, including The District Outlet, Officeworks and everyone's favourite, Parafield Bunnings.

Para Hills Primary School and Para Hills High School provide local schooling options for the kids, with the added bonus that Para Hills High is just a 7 minute walk away to avoid the busy school drop off traffic

Enquire today to not miss out!

Year Built | 1990

Land Size | 180sqm\*

Internal Living | 137sqm\*

Zoning | GN —General Neighbourhood//

Local Council | City of Salisbury

Council Rates | \$350.80p.q\*

Title | Strata

Strata | \$967.96p.q\*

Easements | Nil

- Approximate Values

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	2CVAGJU
Property Type	House
House Size	137 m2
Land Area	180 m2
Including	Air Conditioning Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking

**Jordan Nockolds 0447 809 650**

Sales Specialist | Property Inspector | [jordann@ljhsales.com.au](mailto:jordann@ljhsales.com.au)

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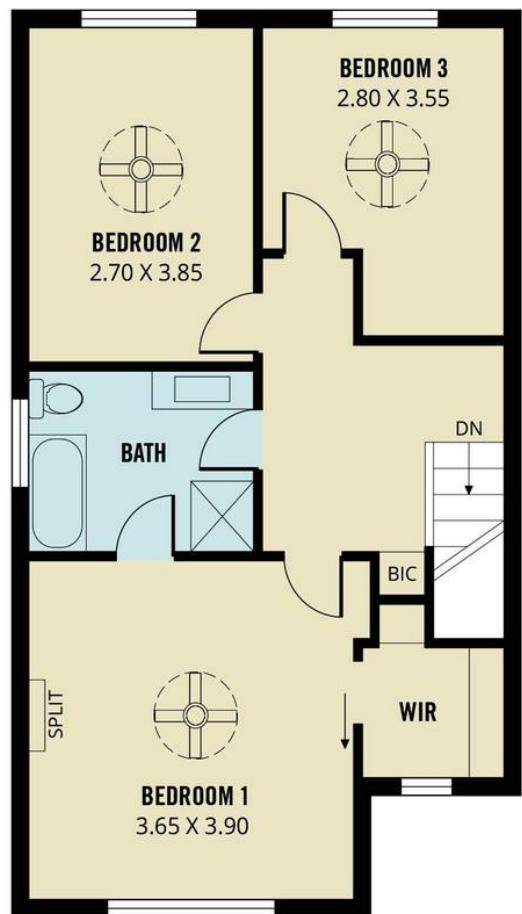
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## UPPER LEVEL

**154m<sup>2</sup>**

**TOTAL**

**124m<sup>2</sup>**

**Living**

**9m<sup>2</sup>**

**Shed**

**18m<sup>2</sup>**

**Carport**

**3m<sup>2</sup>**

**Porch**

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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