

Para Vista, 20 Maurine Terrace

Your Family Entertainer with the Lot!



Auction - Onsite, Saturday the 15th of March 2025 at 1:30pm

Situated in a peacefully tucked away but convenient location with everything you could ask for to relax and entertain the whole family, it is my pleasure to present to the market this fantastic four-bedroom home.

Built c.1979 and set on a very well utilised 720sqm*, this one has been a much loved home for the family that has been expanded on and updated along the way, meaning it includes an abundance of features such as large open living space, a beautiful pool area, as well as a large undercover entertaining area and granny flat which includes a fourth bedroom and living area in the rear yard, you couldn't ask for more!

Features you will love:

* Sizeable master bedroom with built-in robes



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
\$680,000

View
ljhooker.com.au/2BEYGJU

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| Mawson Lakes | Modbury
(08) 8289 6660

- * Two further well-proportioned internal bedrooms, both with built-in robes
- * Large light-filled family and dining room
- * Well laid out kitchen overlooking outdoor area
- * Off street parking for up to eight cars
- * Fantastic built-up pool area with glass panels
- * Large self-contained granny flat including fifth bedroom
- * Dual driveways both with access to carports
- * Good sized lockable garage/workshop
- * Multitude of garden and storage sheds

You are spoilt for choice when it comes to local shopping and amenities. With the Clovercrest Drakes and Shopping centre just around the corner, Ingle Farm shopping centre being only a five-minute drive away, and also Tea Tree Plaza almost the same distance away for all of your entertainment and specialty stores plus access to the O-Bahn!

For Public Transport, Stop 45 on Nelson Road is only a short walk away, providing a direct route to the CBD and Stop 31 on Montague Road provides a route to TTP and beyond!

Additional Note: Under the rear outdoor entertaining area is an space that has been set out and provisions installed for an outdoor kitchen, a bathroom to service the pool and rumpus area as well as a storage space, with plumbing and gas both available to this area, ready for your ideas to finish off this project!

Year Built | 1979

Land Size | 720sqm (approx)

Zoning | GN - General Neighbourhood

Local Council | City of Salisbury

Council Rates | \$421.04*

Title | Torrens

Easements | No

Internal Living | 114sqm*

*These are approximations from available sources.

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



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More About this Property

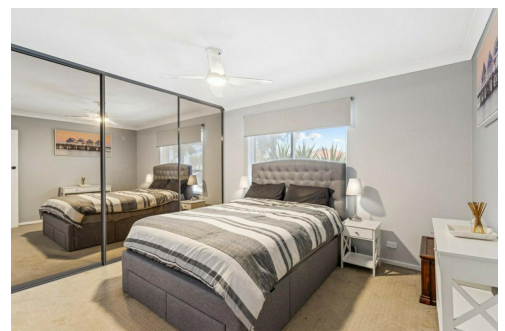
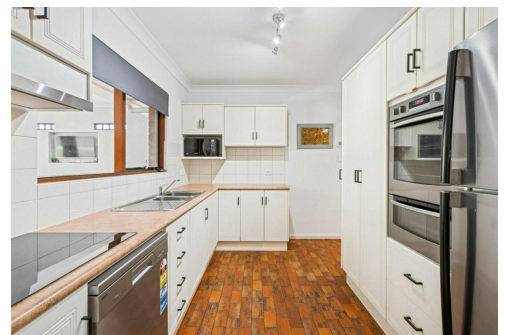
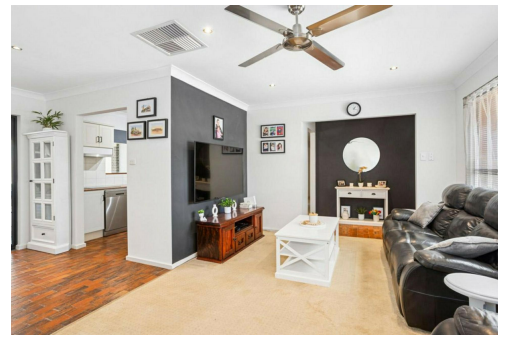
Property ID	2BEYGJU
Property Type	House
House Size	114 m2
Land Area	720 m2
Including	Air Conditioning Ducted Cooling Evaporative Cooling Pool Dishwasher Outdoor Entertaining Workshop Built-in-Robes Secure Parking Remote Garage

Jordan Nockolds 0447 809 650

Sales Specialist | Property Inspector | jordann@ljhsales.com.au

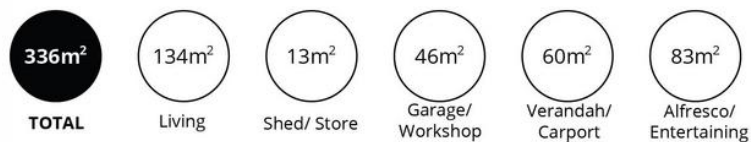
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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