



Para Vista, 356 Montague Road

Your Search Ends Here!

If you've been searching for a home that you can move into and start enjoying from day one, then stop the search and clear the calendar!

Originally constructed in 1986 and recently renovated throughout, this home is modern, stylish, comfortable, and large enough for even the biggest of families.

Underpinning your investment is an impressive easement and encumbrance-free allotment of approximately 840 sqm that boasts a street frontage of approximately 18.71 metres.

Features you will love:

- * Master bedroom with ensuite and large built-in robes
- * Built-in robes in bedrooms Two, Three, and Four
- * Flexible floor plan with solid brick construction
- * High-quality, easy-care tiles throughout the home
- * Ducted evaporative cooling



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
\$880,000

View
ljhooker.com.au/2AT0GJU

Contact
Ryan Graham
0400 912 287
ryang@ljhsales.com.au

**LJ Hooker Greenwith | Golden Grove
| Mawson Lakes | Modbury
(08) 8289 6660**

- * Floor-to-ceiling tiles in the ensuite and main bathroom
- * Spacious living areas full of natural light
- * Impressive high-quality fixtures and fittings throughout
- * A kitchen fit for a chef, with ample storage, stone benchtops, 900mm gas cooktop and oven, full-length tile splash back, built-in dishwasher, double sink, soft-closing cabinetry, and large fridge cavity
- * LED strip lighting under the breakfast bar in the kitchen
- * Giant outdoor entertainment area, tiled verandah with an outdoor kitchen, stone benchtops, gas BBQ, sink, and fridge- perfect for hosting the family get-together!
- * Huge lawn area, enough space for the family pet, the kids' soccer match, or perhaps even a swimming pool!
- * Ample off-street parking, with a single garage with automatic roller door and driveway parking
- * Fence and gate at the front of the property for additional security

Enjoy the convenience of having Clovercrest Village and Ingle Farm Plaza on your doorstep, and you're only ever a stone's throw from all the major retailers and restaurants at Westfield Tea Tree Plaza, Modbury Hospital, Civic Park, The O-Bahn, local sporting clubs, and local schools, both public and private.

All of this, and still only a short commute to the Adelaide CBD.

With so much to offer, this home is sure to impress, and with high-quality, large-family homes in short supply, this one simply won't last. Register your interest with Ryan Graham 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



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More About this Property

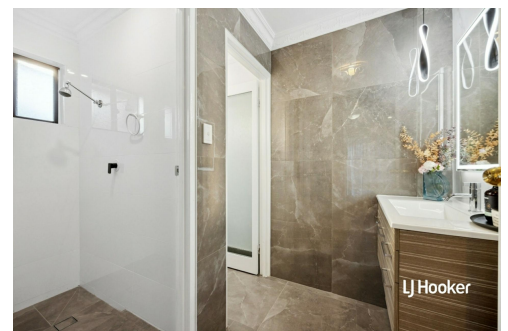
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|----------------------|--|
| Property ID | 2AT0GJU |
| Property Type | House |
| House Size | 178 m ² |
| Land Area | 840 m ² |
| Including | Air Conditioning Ducted Cooling Evaporative Cooling Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage |

Ryan Graham 0400 912 287

Sales Specialist | ryang@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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