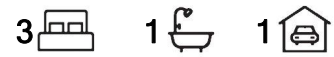


## Parafield Gardens, 11 Armstrong Avenue

### Big Corner Block Overlooking a Park!



AUCTION: Onsite, Saturday the 30th of November at 11:00am

**For Sale**  
Auction Saturday 30th November at 11am on-site

Welcome to 11 Armstrong Avenue, a large 656m<sup>2</sup> corner allotment (approx.) with no easements situated directly opposite a sprawling reserve and park setting. Boasting a whopping 31.75m (approx.) frontage to Armstrong Avenue and 20.50m (approx.) to Pellew Street, this home offers scope for investors who may be considering future subdivision (subject to planning approval).

**View**  
[ljhooker.com.au/2B0WGJU](http://ljhooker.com.au/2B0WGJU)

**Contact**  
**Shaun Roberts**  
0435 367 534  
[shaunr@ljhsales.com.au](mailto:shaunr@ljhsales.com.au)

Currently tenanted for \$470 per week on a fixed lease until 21st June 2025, ready for you to lock away and plan your next more.

Features include:

- \* 3 Bedrooms
- \* Open plan family and meals



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

**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.

- \* Modern style kitchen with overhead cupboards, timber look benchtops, oven, gas cooktop and rangehood
- \* Split system air conditioner for all your heating/cooling needs
- \* Central bathroom
- \* Flat roof veranda for outdoor entertaining
- \* Fenced rear yards
- \* Single garage with manual roller door

A convenient location just a moments-walk to Parafield Gardens Train station, Parafield Plaza Supermarket and many nearby schools for those with children.

You'll love the endless possibilities this property offers!

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

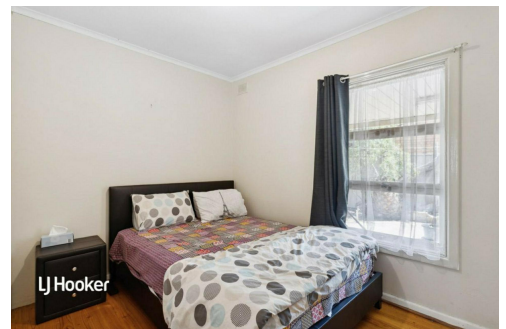
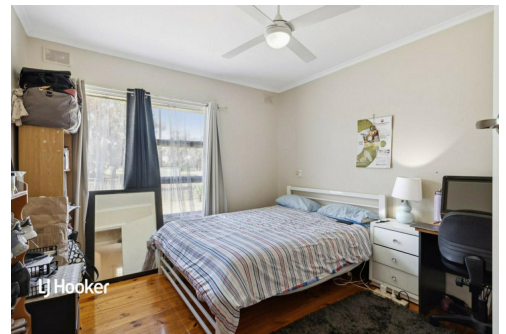
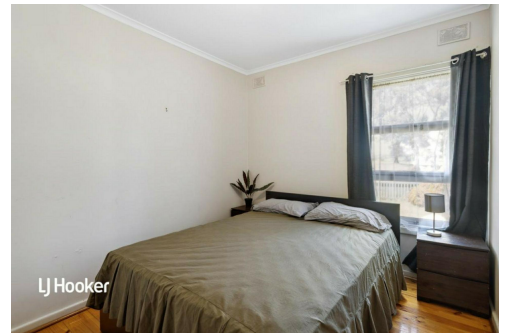
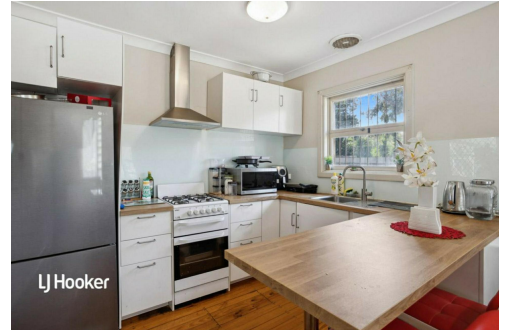
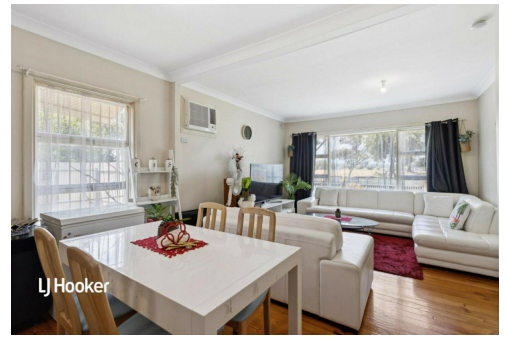
<b>Property ID</b>	2B0WGJU
<b>Property Type</b>	House
<b>House Size</b>	99 m <sup>2</sup>
<b>Land Area</b>	660 m <sup>2</sup>
<b>Including</b>	Fully Fenced

**Shaun Roberts 0435 367 534**

Managing Partner | Sales Specialist | shaunr@ljhsales.com.au

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

North East, Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097  
[greenwithgoldengrove.ljhooker.com.au](http://greenwithgoldengrove.ljhooker.com.au) | [info@ljhsupport.com.au](mailto:info@ljhsupport.com.au)



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**ARMSTRONG AVENUE**

**PELLEW STREET**

**SITE PLAN  
(NOT TO SCALE)**

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.

Produced by The Fotobase Group



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