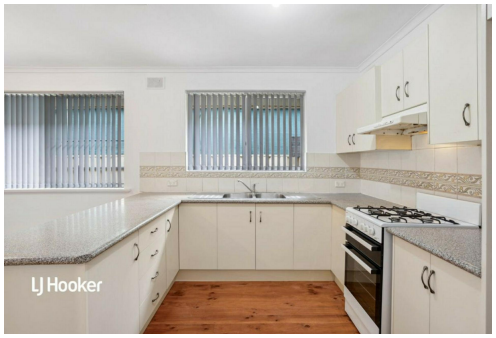
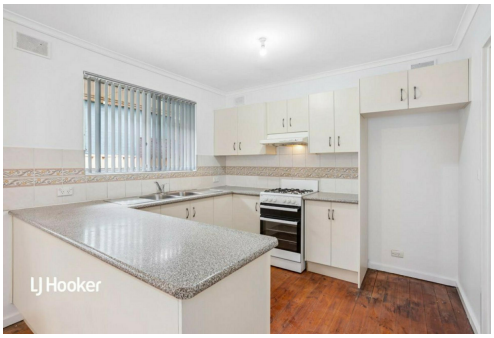









# Parafield Gardens, 11 Tamir Road

## What an Opportunity!

3 1 2

**For Sale**
Auction ($680,000) SAT 19th OCT at 4pm
On-site

**View**
ljhooker.com.au/2AUSGJU

**Contact**
**Shaun Roberts**
0435 367 534
shaunr@ljhsales.com.au

Auction Location: Onsite

AUCTION: Onsite, Saturday the 19th of October 2024 at 4:00pm

Situated on a generous 710sqm (approx.) allotment is this 3-bedroom family home with a sprawling lawn backyard perfect for young families. Featuring solid timber floors throughout, a modern kitchen with gas cooktop/oven, along with an adjacent meals area extending to a spacious living room to bring the family together. Currently vacant the home appeals to many, whether you're looking for your first home, an investment property or more space to enjoy while at home, this has it all!

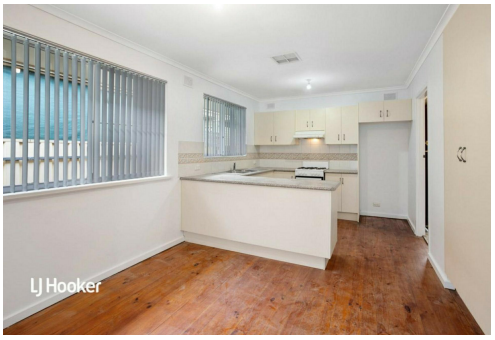
Features include:
- Large frontage of 19.20m (approx.)
- 3 bedrooms

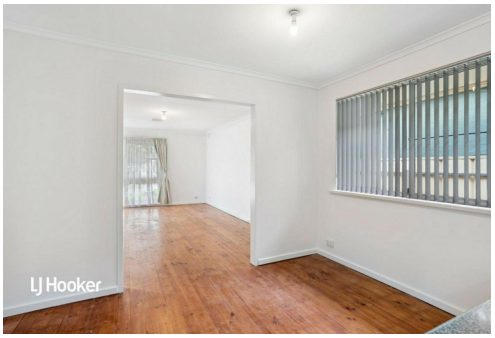
LJ Hooker

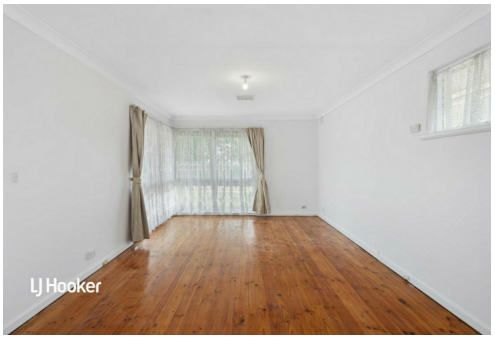
**LJ Hooker Greenwith | Golden Grove | Mawson Lakes | Modbury**
**(08) 8289 6660**

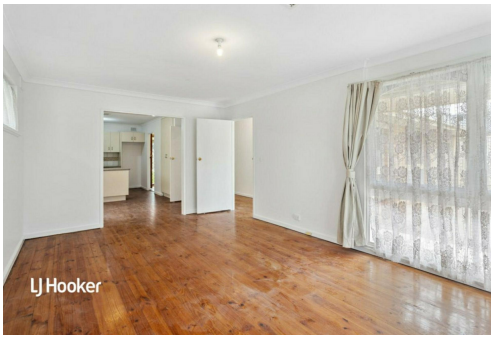
**Disclaimer:** All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

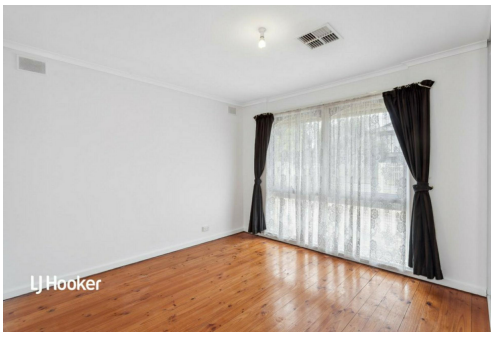
- Ducted reverse cycle air conditioning
- Spacious family room
- Modern kitchen with adjacent meals area
- Flat roof verandah outdoor entertaining
- Large lawn backyard with garden shed, shaded planter boxes
- Rainwater tank
- 2 car carport (head to tail) via single auto roller door
- Space in the driveway for additional vehicles
- Fully fenced front yard




Walking distance to nearby schools including Parafield Gardens Primary and High School for those with children, Parafield Gardens Train station and easy access to Salisbury Highway and North/South Expressway by car.

What a home and what an opportunity!

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

| | |
|---|---|
| **Property ID** | 2AUSGJU |
| **Property Type** | House |
| **House Size** | 118 m² |
| **Land Area** | 710 m² |
| **Including** | Air Conditioning<br>Ducted Cooling<br>Ducted Heating<br>Secure Parking<br>Fully Fenced<br>Water Tank |

**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 | info@ljhsupport.com.au



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| 220m² | 105m² | 28m² | 49m² | 6m² | 32m² |
|---|---|---|---|---|---|
| TOTAL | Living | Shed/ Store | Verandah | Porch | Carport |

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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