



12 Mitchell Street, Parafield Gardens

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## Land Like This Won't Wait!

Auction Location: 12 Mitchell Street, Parafield Gardens SA 5107

Set on a generous 660sqm (approx.) easement-free allotment with a wide 16.76m (approx.) frontage, this property presents an outstanding opportunity for developers (STCC), investors or buyers looking to unlock its full potential. Whether you're planning to renovate, rebuild or redevelop, the generous landholding and practical layout provide the ideal foundation for your next project. Opportunities with this level of flexibility in such a convenient location are becoming increasingly hard to find.

Features Include:

- 660sqm (approx.) easement free block with a 16.7m (approx.) frontage
- Three bedrooms, bedrooms 1 and 2 with built in wardrobes
- Large family room with built in storage and window overlooking front
- Kitchen with gas cooktop, double sink, and cupboard pantry
- Bathroom with tub and separate toilet
- Double carport with drive through access to rear double garage
- Expansive backyard with garden shed
- Close proximity to schools

Perfectly positioned for families, the home is within easy walking

### AUCTION

Sat 18th Jul @ 1:30PM

### VIEW

Sat 18th Jul @ 1:00PM - 1:30PM

### AGENTS

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

### AGENCY

LJ Hooker Property Specialists  
(08) 8289 6660

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.

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distance of Parafield Gardens Primary School, Parafield Gardens High School and Holy Family Catholic School, making the school run a breeze. Shopping centres, parks, public transport and everyday amenities are all close by, with easy access to Salisbury Highway and Main North Road providing a convenient commute across Adelaide.

Enquire 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 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	2DKRGJU
Property Type	House
House Size	108 m2
Land Area	660 m2
Including	Air Conditioning Ducted Cooling Evaporative Cooling Fully Fenced

**Shaun Roberts 0435 367 534**

Managing Partner | Sales Specialist | [shaunr@ljhsales.com.au](mailto:shaunr@ljhsales.com.au)

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

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





**241m<sup>2</sup>**  
TOTAL

103m<sup>2</sup>  
Living

7m<sup>2</sup>  
Shed

47m<sup>2</sup>  
Carport

45m<sup>2</sup>  
Verandah

39m<sup>2</sup>  
Garage

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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