



44 Wyatt Road, Parafield Gardens

Space to Live, Room to Grow

Perfectly positioned in the ever-popular suburb of Parafield Gardens, this much-loved family home sits proudly on an expansive 860sqm (approx.) allotment, offering an exceptional combination of space, comfort and versatility. Built in 1977 and thoughtfully updated over the years, the home presents an outstanding opportunity for families, first home buyers and investors alike.

At the heart of the home is the modern kitchen, complete with new appliances and overlooking the open plan living and dining area, creating the perfect space for everyday family life. Stepping outside you'll discover an impressive outdoor space designed to be enjoyed year round.

Whether you're entertaining guests in the outdoor kitchen, tending to the established veggie garden, enjoying the expansive lawn or working on your next project in the large workshop, there's something here for every member of the family.

Features Include:

- Three generous bedrooms, with built-in robes and roller shutters to bedrooms 1 and 2
- Modern kitchen complete with new appliances
- Open plan living and dining area

3  1  1 

FOR SALE
\$919,000 - \$999,000

VIEW
By Appointment

AGENTS
Dean King
0499 497 898
deank@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.

 **LJ Hooker**

- Ducted reverse cycle air conditioning throughout
- Roller shutters throughout the home for added security and comfort
- Outdoor kitchen, perfect for year-round entertaining
- Large workshop ideal for trades, storage or hobbies
- Expansive backyard featuring generous lawn areas, established veggie gardens and multiple spaces to relax or entertain
- Automatic carport with undercover parking for multiple cars

Conveniently located close to local schools, Martins Plaza, Hollywood Plaza, parks, playgrounds and Parafield Gardens Railway Station, everything your family needs is within easy reach. With excellent access to public transport and major roads, commuting to the Adelaide CBD is both convenient and straightforward.

Offering generous indoor and outdoor living on a substantial allotment, this well-maintained home presents an exceptional opportunity to secure a property with room to grow in a highly convenient location. A home that has been lovingly cared for and is ready for its next family to create lasting memories.

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	2DMHGJU
Property Type	House
House Size	147 m2
Land Area	860 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels

Dean King 0499 497 898
Sales Specialist | deank@ljhsales.com.au

LJ Hooker Property Specialists (08) 8289 6660
Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097
propertyspecialists.ljhooker.com.au | info@ljhsupport.com.au





WYATT ROAD

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 Fehlehorn Group

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.