



7 Falcon Drive, Parafield Gardens

Home. Sweet Home

You'll know you've found when you see it. This is a home that begs for a family to call it theirs. From the street it simply stands out, with appeal that invites you in. You'll notice the solar panels on the front roof consisting of two 6.6kw systems, manicured gardens, just a taste of what's in store.

Inside are crisp greys, making up a neutral palette, ready for your splash of colour. To the left is a living dining space, downlit, and equipped with both ducted air conditioning and split system. To the right is the roomy master, coupled with ensuite and walk in robe. The remaining three beds all come with built in robes, and ditto the master, all with ceiling fans and split system air conditioning.

Coming into the galley style kitchen, you overlook the second living space, and have an array of stainless steel appliances, including dishwasher, rangehood and freestanding stove. Yet another split system features in the second living, as well as a gas wall furnace and downlights that run from end to end of the entire area.

Towards the rear of the home is the second bathroom, and updated laundry, with more cabinetry than you'll know what to do with. Both living spaces offer sliding doors that open the home up completely to what you'll love outside. An enormous, cathedral like, undercover

4 2 5

FOR SALE
OFFERS CLOSED

AGENTS

Corey Voss
0412 262 180
corey.voss@ljhces.com.au

James Frencken
0476 871 921
james.frencken@ljhces.com.au

AGENCY

LJ Hooker Craigmore | Elizabeth |
Salisbury
(08) 8255 9555

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

entertaining area with downlights and ceiling fan. Space for the BBQ, outdoor setting and much, much more. This space spills out onto the grassed area in the corner of the block, and leads you to the final showpiece. A huge garage, with high ceiling, high set roller door, loft, and so much floor area to do as you please. This can be accessed via the carport from the front of the home, which leads you all the way to the back fence.

It is with great pleasure that LJ Hooker Craigmore | Elizabeth and Steve Jacobs present this unique opportunity to the public, with the utmost intention to give each and every buyer the best opportunity to secure the home.

Location highlights:

- Convenient access to the Northern Connector, taking only 25 minutes to arrive in the city
- Footsteps from your personal park and playground, the magnificent Heron Avenue Reserve
- Around the corner from local schools for easy morning commutes
- Close to your local ALDI for all your daily essentials, while local eateries and takeaway shops are dotted throughout the area
- " A quick 9-minutes to Hollywood Plaza for all your major brand name shopping outlets, cafés and entertainment options

Specifications:

CT / 5376 / 215

Council / Salisbury

Zoning / GN

Built / 1990

Land / 576m2 (approx)

Council Rates / TBA

Emergency Services Levy / TBA

SA Water / \$170 per quarter approx

Estimated rental assessment: \$690 - \$720 p/w (Written rental assessment can be provided upon request)

Nearby Schools / Parafield Gardens Primary School, Salisbury Downs Primary School, Parafield Gardens High School

Disclaimer:

We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.

RLA155355

MORE DETAILS

Property ID 67ZNFDC
Property Type House

Corey Voss 0412 262 180

Licensee & Senior Sales Representative | corey.voss@ljhces.com.au

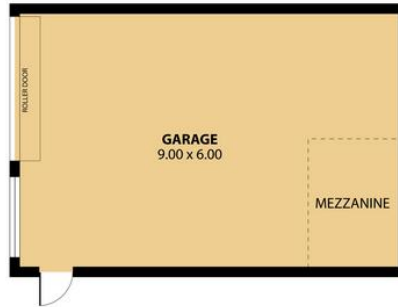
James Frencken 0476 871 921

Sales Representative | james.frencken@ljhces.com.au

LJ Hooker Craigmore | Elizabeth | Salisbury (08) 8255 9555

Shop 17, Craigmore Village, Yorktown Road, CRAIGMORE SA 5114
craigmoreelizabeth.ljhooker.com.au | Office@ljhces.com.au





7 Falcon Drive, Parafield Gardens



INTERNAL - 137.2 SQM
EXTERNAL - 135.7 SQM
TOTAL - 272.9 SQM

Please Note: Every care has been taken to verify the correctness of the areas and details used in this leaflet. No warranty or representation is given or made as to the correctness of the information supplied and neither the owners, illustrator nor the Agent accept responsibility for errors or omissions. The sketch is for illustration purposes only and intending purchasers should satisfy themselves independently regarding sizes, layout and location of the property. Please check with local council that all structures are approved by council.