

## Parafield Gardens, 86 Parkway Circuit

Your Families Next Chapter Begins Here!



Located in the picturesque Pines Lakes Estate and just moments from nearby wetlands with an abundance of birdlife, reserves, along with bike and walking trails is this beautifully presented 4 bedroom family home built in 2002.

Perfect for growing families with its sprawling backyard well suited to entertaining and providing ample space for children to play. The heartbeat of the home is its open plan family/meals space with adjacent kitchen sure to bring members of the family together, while the separate front lounge is ideal to unwind and relax in the evening hours!

Super convenient for those with children as Thomas More College is within walking distance and for those needing to commute to the CBD via train the station is just 3 minute walk from your front door making it a swift 20 minute commute to the Adelaide CBD.

Features Include:



**LJ Hooker Property Specialists**  
**(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.

**For Sale**  
\$779,000 - \$819,000

**View**  
By Appointment

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

- \* Large 673sqm block size
- \* Four bedroom home, all with built in wardrobes, master with walk in robe and direct access to two-way bathroom
- \* Open plan kitchen, with stainless steel appliances and gas cooktop
- \* Additional convenience of a second toilet in the laundry
- \* LED downlights in the front lounge, kitchen and family area
- \* Ducted evaporative air conditioning and gas heating, with two split system air conditioning units for additional comfort in main living spaces
- \* Expansive backyard with lawn area for children to play or space for a family pet
- \* Powered shed/workshop perfect for all your DIY needs or additional storage
- \* Large outdoor undercover entertaining
- \* Single automatic garage with drive through rear access to yard via manual roller door
- \* 1.5kw solar system to save on electricity
- \* Home alarm
- \* Paved front drive with off street parking for two additional vehicles

A wonderful location with easy access to both Salisbury Highway and Main North Road and just moments by car to local shops and other amenities.

Enquire today to avoid disappointment!

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 About this Property

|                      |             |
|----------------------|-------------|
| <b>Property ID</b>   | 2C1YGJU     |
| <b>Property Type</b> | House       |
| <b>House Size</b>    | 137 m2      |
| <b>Land Area</b>     | 673 m2      |
| <b>Including</b>     | Toilets (2) |

**Shaun Roberts 0435 367 534**

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

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

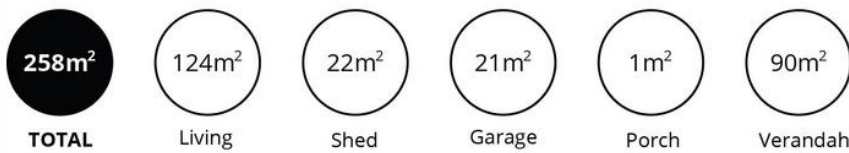
Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097

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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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