



12 Brazil Drive, Paralowie

Neat as a pin and ready to move in!

You'll fall in love with this beautifully presented 3 bedroom family home, perfectly positioned on a generous 602sqm (approx.) allotment and thoughtfully updated for modern living. From the moment you step inside you'll love the warm ambience, open plan design and inviting spaces designed for year-round comfort.

A main attraction of the home is the abundance of undercover outdoor entertaining which includes the American-style screened-in porch, an ideal spot to unwind and entertain.

Thought and detail deliver a home that delivers exceptional practicality without compromising on lifestyle!

Features Include:

- Three bedrooms, master with split system A/C, walk in wardrobe with direct access to 2-way bathroom
- Bedroom 2 and 3 both with built in wardrobes, bedroom 2 with ceiling fan
- Updated 2-way bathroom with his/hers sink, floor to ceiling tiles, separate toilet
- Open plan family and meals

3 1 2

FOR SALE

Please Call

AGENTS

Shaun Roberts
0435 367 534
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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.



- Kitchen with dishwasher, gas cooktop, cupboard pantry and breakfast bar
- Ducted evaporative cooling, living room with wood heater and split system A/C
- Outdoor hand-crafted American style screened in porch with barn doors
- Large pitch roof pergola entertaining space
- Multiple sheds, insulated shed with storage cupboards
- Paved rear garden with pond and veggie house
- Pitched double carport with auto roller doors and drive through access
- 6.65kw Solar panel system saving you on electricity bills
- Automatic roller shutters on every window, bathroom with manual shutter

Perfectly positioned for lifestyle and convenience, this home places nature, schooling and daily essentials right at your doorstep. Commuting is also a breeze, with the Northern Connector just around the corner, offering quick and easy access to the city or northern suburbs.

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	2CXPGJU
Property Type	House
House Size	130 m2
Land Area	602 m2
Including	Air Conditioning Ducted Cooling Evaporative Cooling Dishwasher Built-in-Robes Secure Parking Fully Fenced Solar Panels

Shaun Roberts 0435 367 534

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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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