







18 Boyara Crescent, Paralowie

What an Opportunity, Don't Miss This!

Exceptional opportunity awaits savvy investors, young couples and families looking for a sizable family home to live in now, rent out immediately or renovate as the family grows increasing value to the home. Freshly painted throughout offering a generous floor plan with two separate living areas, central kitchen and 4 bedrooms, a big backyard with undercover entertaining and loads off street parking for cars, boat, caravan or machinery this 1988 built home ticks so many boxes!

Underpinning this incredible offering is a large 560sqm (approx.) parcel of land with no easements and a wide 19.9m frontage (approx.) providing scope to split into two allotments subject to planning permission and council consent.

Features Include:

- Large 560sqm (approx.) allotment
- Wide 19.9m (approx.) frontage, No easements
- Four bedrooms, Master bedroom with built in wardrobe
- Open plan lounge and dining room , and family/meals
- Central kitchen with walk in pantry, oven and gas cooktop, with breakfast bar

4 1 1

FOR SALE
$599,000 - $649,000

VIEW
Sat 21st Nov @ 12:50PM - 1:20PM

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.

- Casual family and meals space with sliding access outdoors
- Bathroom with shower and bath, and separate toilet
- Ducted evaporative air conditioning
- Undercover outdoor entertaining perfect entertaining
- Big lawn backyard ideal for children and family pets
- Two garden sheds
- Side gate with direct access to rear, perfect for caravan/boat storage

Enjoy the convenience of having Paralowie Village just down the road, with everyday shopping, and essential services close at hand. Families will appreciate the proximity to Settlers Farm R-6 School, while Fairbanks Drive Reserve offers a nearby spot to get outdoors and enjoy the open space. With the Northern Expressway also easily accessible, commuting across Adelaide and travelling further north is made simple. It's a practical location that combines everyday convenience with an opportunity to unlock the property's potential.

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	2E2MGJU
Property Type	House
House Size	115 m2
Land Area	560 m2
Including	Evaporative Cooling
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced







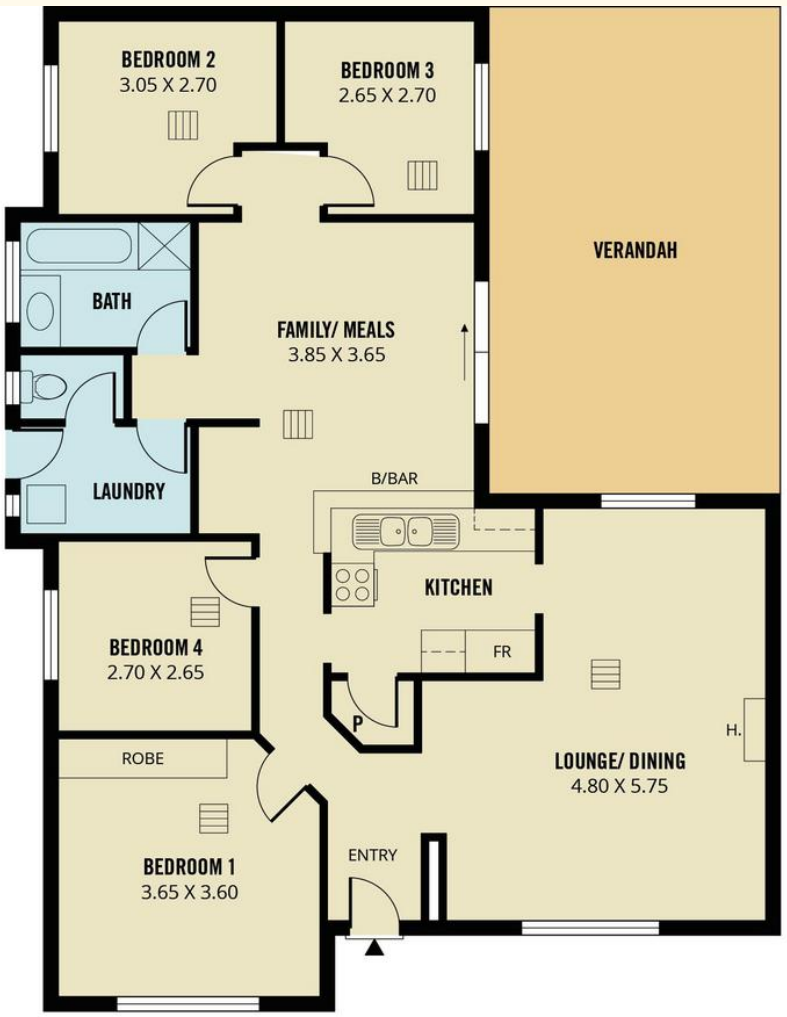




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154m²	112m²	14m²	28m²
TOTAL	Living	Shed	Verandah

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 Fotobase Group**

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