



## Paralowie, 18 Poplar Road

### Paralowie Paradise

Meticulously preserved, this is a home to appease the first home buyer, savvy investor, and anyone in between. The block itself presents 18 metres of frontage, and a sizeable 576 square metres. Stepping inside, you'll find a spacious lounge on the right, flowing through to the dining area and updated kitchen.

Down the hallway are the three bedrooms, the first two featuring mirrored built in robes, all with well kept carpet. The bathroom boasts tasteful earthy tones and crisp white tiles, with updated shower alcove and an increasingly rare bath.

Coming outside is a verandah that spans the width of the home, spilling out onto a large backyard with garden shed. On the right hand side is an enclosed carport with a gate for rear access as well. Other features include ducted heating and cooling and stainless steel appliances to the kitchen.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/67ADFD](http://ljhooker.com.au/67ADFD)

**Contact**  
**Bradley Clarke**  
0422 070 240  
[brad.clarke@ljhces.com.au](mailto:brad.clarke@ljhces.com.au)



**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.

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

It is with great pleasure that LJ Hooker Craigmore | Elizabeth | Salisbury and Bradley Clarke present this unique opportunity to the public, with the utmost intention to give each and every buyer the best opportunity to secure the home. If you have any questions not covered in this outlay, please do not hesitate to contact Bradley on 0422 070 240

Location highlights:

- Convenient access to the North South Motorway, taking only 25 minutes to arrive in the city
- A leisure stroll to the magnificent Pines Grove Reserve
- Around the corner from local schools for easy morning commutes
- Close to your local Drakes for all your daily essentials, while local eateries and takeaway shops are dotted throughout the area
- A quick 5-minutes to Hollywood Plaza for all your major brand name shopping outlets, cafés and entertainment options

Specifications:

CT / 5066 / 514

Council / Salisbury

Zoning / GN

Built / 1976

Land / 576m2 (approx)

Council Rates / TBA

Emergency Services Levy / TBA

SA Water / \$165.55pq approx

Estimated rental assessment: \$560 - \$590 p/w (Written rental assessment can be provided upon request)

Nearby Schools / Paralowie R-12 School, Temple Christian College, Salisbury North R-7 Primary 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 About this Property

<b>Property ID</b>	67ADFDC
<b>Property Type</b>	House
<b>Land Area</b>	576 m2

**Bradley Clarke 0422 070 240**

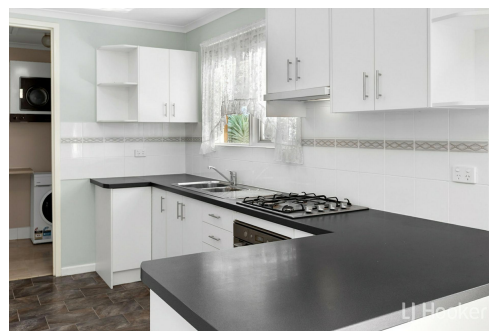
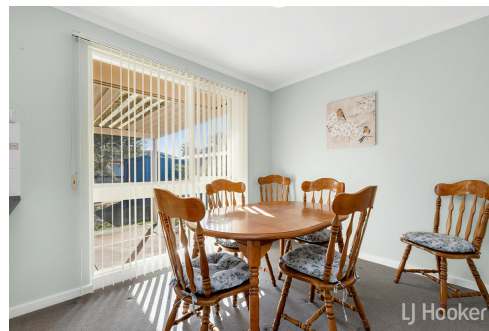
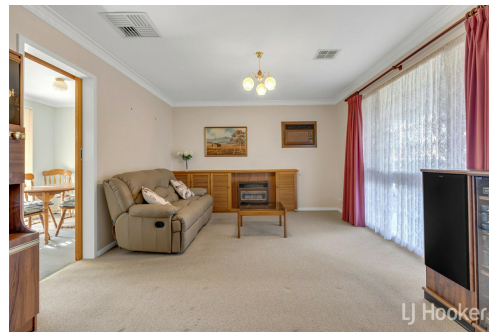
Sales Representative | [brad.clarke@ljhces.com.au](mailto:brad.clarke@ljhces.com.au)

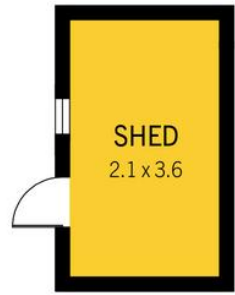
**LJ Hooker Craigmore | Elizabeth | Salisbury (08) 8255 9555**

Shop 17, Craigmore Village, Yorktown Road, CRAIGMORE SA 5114  
[craigmoreelizabeth.ljhooker.com.au](http://craigmoreelizabeth.ljhooker.com.au) | [Office@ljhces.com.au](mailto:Office@ljhces.com.au)



**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.





## 18 Poplar Road, Paralowie

DISCLAIMER: Floorplan and area calculation are approximate and for illustration purposes only.

Produced by **Property Portraits**

Interior	88m <sup>2</sup>	<b>169m<sup>2</sup></b>
Exterior	54m <sup>2</sup>	
Shed	08m <sup>2</sup>	
Garage	19m <sup>2</sup>	
		<b>TOTAL</b>



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

**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.