



2 Vera Street, Paralowie

## The Ideal Investment, Corner Location!

The ideal investment opportunity in this thriving location, set on a corner allotment of approx. 650sqm with the potential for dual street frontages, a fantastic opportunity for those looking to invest with fantastic long term tenants occupying the home.

- Currently tenanted on a fixed-term lease until February 20th 2027 for an amount of \$510 per week

A Fantastic opportunity to secure a corner allotment with so much potential an opportunity to invest now and develop later, always subject to the normal planning consent and approvals (STPC)

Features to love:

- Three bedrooms, all with built in robes
- Master bedroom with ceiling fan
- Central kitchen, with ample bench space, electric cooktop and electric oven
- Ducted evaporative cooling throughout
- Split system heating and cooling in the living area
- Secure off-street parking, single carport with roller door and drive through access
- Fixed term tenancy until February 20th 2027 for an amount of

3 1 1

**FOR SALE**  
\$729,000 - \$789,000

**VIEW**  
By Appointment

**AGENTS**  
Ryan Graham  
0400 912 287  
ryang@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.

**LJ Hooker**

\$510 per week

Located within easy reach of Paralowie School, local parks, public transport, Whites Road Shopping Centre and Para Banks Shopping Centre, everything you need is just moments away! Offering a generous land holding, a convenient location and exciting potential for the future, this is an opportunity not to be missed.

Register your interest with Ryan Graham 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

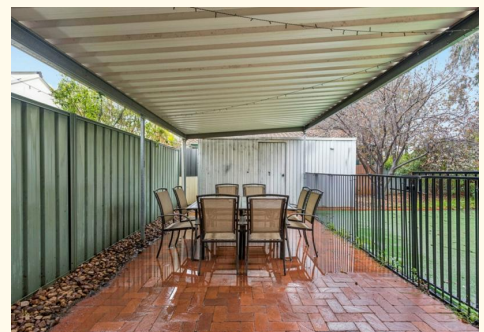
|               |         |
|---------------|---------|
| Property ID   | 2DP3GJU |
| Property Type | House   |
| House Size    | 103 m2  |
| Land Area     | 650 m2  |

**Ryan Graham 0400 912 287**

Sales Specialist | [ryang@ljhsales.com.au](mailto:ryang@ljhsales.com.au)

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

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|                   |                  |                  |                  |                  |
|-------------------|------------------|------------------|------------------|------------------|
| 227m <sup>2</sup> | 96m <sup>2</sup> | 17m <sup>2</sup> | 29m <sup>2</sup> | 85m <sup>2</sup> |
| <b>TOTAL</b>      | Living           | Shed             | Carport          | 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.

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