



22 Brion Drive, Paralowie

## Spacious and Versatile Home on Corner Allotment

Auction Location: 22 Brion Drive, Paralowie SA 5108

Set on a 622sqm corner allotment in a quiet, highly sought after neighborhood of Paralowie. This beautifully maintained open plan home enjoys four well-proportioned bedrooms, two bathrooms (ensuite off the master) with a centrally located kitchen overlooking one of the two spacious living areas.

Step outside immediately into the generous entertaining area, offering plenty of room for your family gatherings and festive seasons.

Need space for your vehicles, toys or trades? The corner allotment provides dual access to the property, with the second driveway leading to the 7x6m powered garage.

For the astute investor you will find a well looked after, well maintained home both inside and out, that has potential to command a healthy return in the short and long term

Other features you'll love:

- Walk-in robe for master bedroom

4  2  2 

**FOR SALE**  
\$850,000

### AGENTS

Jason Heshusius  
0447 747 445  
jasonh@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**

- Built-in robe for bedrooms two, three and four
- Fully electric kitchen with cooktop, rangehood, oven and dishwasher
- Ducted evaporative air conditioning
- Double garage with auto roller doors
- Side access (Giradof St) leading to garage with 15 amp power

With local and larger shopping options nearby, an abundance of school options and amenities and a short drive in to the CBD, this beauty will draw attention of home owners, investors and your development ideas (STCC)

Year Built: 2000

Zoning: GN - General Neighbourhood

Local Council: City of Salisbury

Title: Torrens

Council Rates: \$1,767.95 p.a.

Internal Living: 145sqm

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   | 2D8DGJU  |
| Property Type | House  |
| House Size    | 179 m2   |
| Land Area     | 622 m2   |
| Including     | Air Conditioning<br>Ducted Cooling<br>Evaporative Cooling<br>Dishwasher<br>Outdoor Entertaining<br>Workshop<br>Built-in-Robes<br>Secure Parking<br>Fully Fenced<br>Remote Garage |

**Jason Heshusius 0447 747 445**

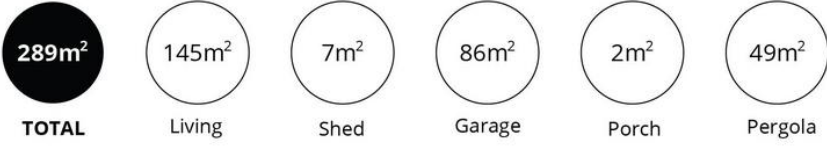
Sales Specialist | [jasonh@ljhsales.com.au](mailto:jasonh@ljhsales.com.au)

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

Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097

[propertyspecialists.ljhooker.com.au](http://propertyspecialists.ljhooker.com.au) | [info@ljhsupport.com.au](mailto:info@ljhsupport.com.au)





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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