

Paralowie, 96 Burton Road

The One You've Been Waiting For!

Auction Location: Onsite

Auction: Onsite, Saturday the 14th of December at 11:00am

If you've been searching for a versatile family home on a manageable allotment, stop the search, clear your calendar - this is the one for you!

Originally constructed in 2005, this home is sure to tick all the right boxes. For the first homeowner, an excellent opportunity to enter the market and secure a family home. For the downsizers, it's one to love, set on a flat allotment with plenty of room for the grandkids and for the astute investors, with rental yields as strong as ever, this could be the ideal property for your ever-growing portfolio!

Features you'll love:



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.

4 2 2

For Sale
\$600,000

View
ljhooker.com.au/2B36GJU

Contact
Ryan Graham
0400 912 287
ryang@ljhsales.com.au

LJ Hooker Greenwith | Golden Grove
| Mawson Lakes | Modbury
(08) 8289 6660

- * Four bedrooms, master with walk-in robe and ensuite.
- * Built-in robes in bedrooms three and four.
- * Flexible floor plan with multiple living areas.
- * Split-system heating and cooling in the main living area for year-round comfort.
- * Centralised kitchen with a large breakfast bar, ample storage and bench space, gas cooktop, oven and double sink.
- * Low-maintenance yard at both the front and rear.
- * Ample off-street parking with a large driveway and double garage featuring internal access and an automatic roller door.
- * Outdoor entertaining area with enough lawn for the family pet!

Situated in a prime and convenient location, you'll love spending time with your family at nearby reserves or exploring walking trails like the Little Para Linear Park. Within a stone's throw to Paralowie Village Shopping Centre, local public and private schools, sporting clubs, and public transport. A short commute to Hollywood Plaza and major retailers makes shopping a breeze, and with easy access to the Princes Highway, commuting to the Adelaide CBD is simple.

Register your interest with Ryan Graham today to ensure this doesn't become another missed opportunity!

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 either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 208516

More About this Property

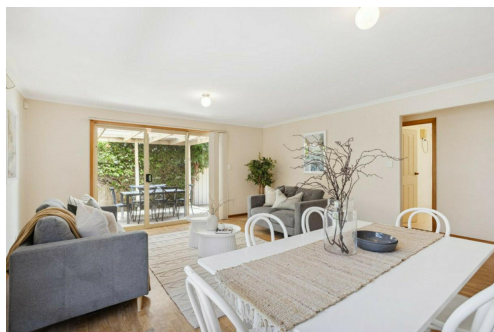
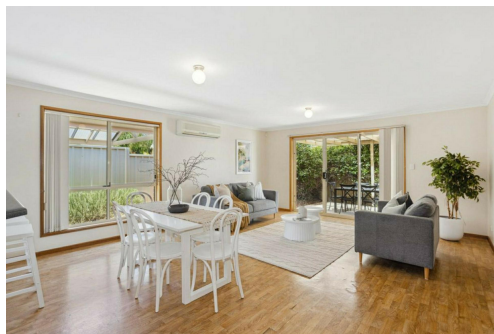
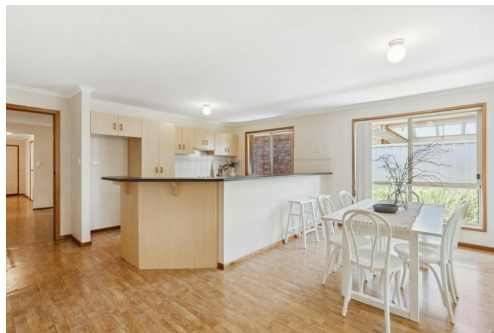
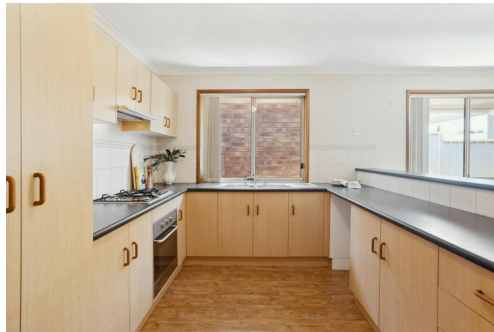
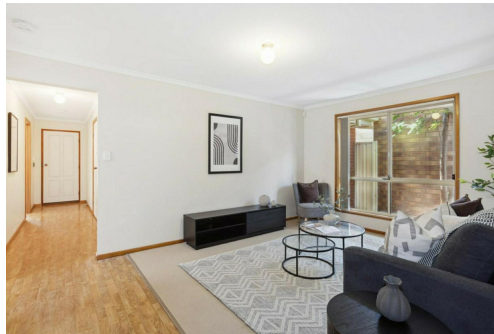
Property ID	2B36GJU
Property Type	House
House Size	179 m²
Land Area	450 m²
Including	Air Conditioning Secure Parking Fully Fenced Remote Garage

Ryan Graham 0400 912 287
Sales Specialist | ryang@ljhsales.com.au

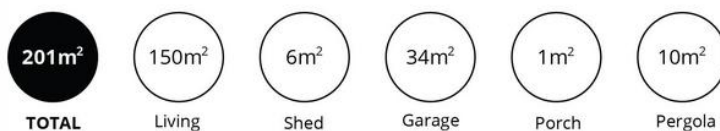
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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