

## Paralowie, 36/23 Russell Row

### Quiet Location

Welcome to your potential new home! Nestled at the end of a quiet no-through road, this charming two-bedroom residence is perfect for first-time buyers, investors, or anyone looking to simplify life.

Inside, you'll find two cozy bedrooms, with the master boasting built-in robes and a ceiling fan for those warm nights. The kitchen is a real gem, equipped with a handy gas cooker, ample counter space, and plenty of cupboards for all your culinary essentials.

The living spaces are designed for comfort, featuring a separate dining area with a ceiling fan that leads to a spacious lounge. The recently renovated bathroom is a delightful surprise, showcasing tasteful tiles and a stunning stainless shower screen.



**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.

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#### For Sale

Expression Of Interest

#### View

[ljhooker.com.au/6501FDC](http://ljhooker.com.au/6501FDC)

#### Contact

##### Keith Emmerson

0419 844 015

[keith.emmerson@ljhces.com.au](mailto:keith.emmerson@ljhces.com.au)

##### Corey Voss

0412 262 180

[corey.voss@ljhces.com.au](mailto:corey.voss@ljhces.com.au)

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

No need to worry about the weather here — the entire property is equipped with ducted reverse cycle heating and cooling. So whether it's winter or summer, you'll be in your comfort zone.

Step outside to discover a generous fully paved courtyard. The single garage comes with an automatic roller door for easy access, plus there's a private entrance through another roller door.

Location-wise, you're in for a treat. Major shopping centers, schools, cafes and restaurants are all just a stone's throw away, ensuring convenience in your daily life.

Don't let this opportunity slip by — this home is truly something special and deserves a closer look. Come and make it yours!

#### 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

Property ID	6501FDC
Property Type	House
Land Area	210 m <sup>2</sup>
Including	Toilets (1)

#### Keith Emmerson

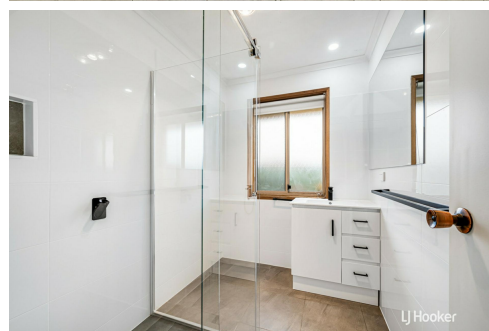
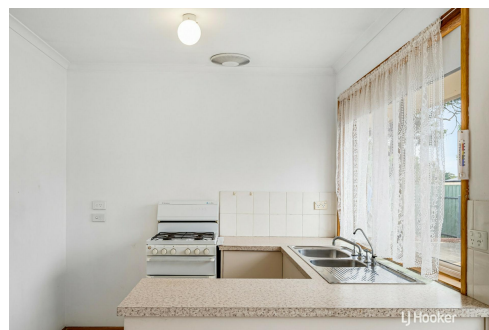
Sales Representative | keith.emmerson@ljhces.com.au

#### Corey Voss

Licensee & Senior Sales Representative | corey.voss@ljhces.com.au

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

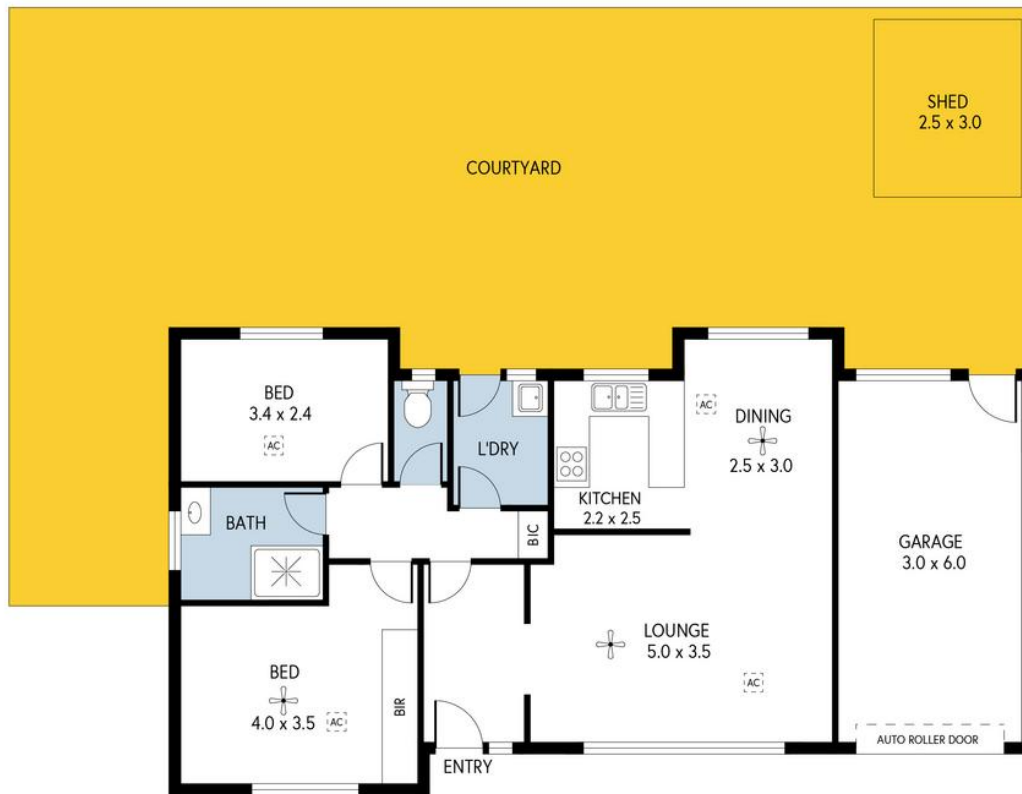
Shop 17, Craigmore Village, Yorktown Road, CRAIGMORE SA 5114  
craigmoreelizabeth.ljhooker.com.au | Office@ljhces.com.au



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36/23 RUSSELL ROAD, PARALOWIE

INTERNAL - 106.3 SQM  
EXTERNAL - 7.5 SQM  
TOTAL - 113.8 SQM

Please Note: Every care has been taken to verify the correctness of the areas and details used in this leaflet. No warranty or representation is given or made as to the correctness of the information supplied and neither the owner, illustrator nor the Agent accept responsibility for errors or omissions. The sketch is for illustration purposes only and intending purchasers should satisfy themselves independently regarding sizes, layout and location of the property. Please check with local council that all structures are approved by council.

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