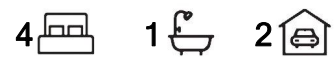


Pooraka, 12 Saxon Street

OPPORTUNITY AWAITS



Auction Location: On-Site (USP)

Fantastic opportunity to secure a solid brick home on a rare allotment of 734m² (approx) with 19.2m frontage, this original solid brick home provides a great opportunity for first homebuyers to secure a home and they can add their own personal touches or explore development potential (stcc). in the vibrant suburb of Pooraka adjacent to Mawson Lakes.

Property Highlights:

- * Well appointed galley style kitchen with ample cabinetry
- * 4 generously sized bedrooms
- * Tidy bathroom
- * Spacious lounge room equipped with split system air conditioning
- * Under cover car parking/entertaining area
- * Secure backyard with established fruit trees

For Sale

SOLD at Auction by Phuong Nguyen ph.
0413 803 885

View

ljhooker.com.au/HRNH67

Contact

Phuong Nguyen
0413 803 885
phuongn@ljhfp.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 Flinders Park
(08) 8352 1155

* Garden sheds

Conveniently located with easy access to a range of amenities including Roma Mitchell School, shops and public transport just minutes away. With its blend of potential and prime positioning, this is an opportunity not to be missed.

Currently tenanted until June 2025

For more information on this property, please contact Phuong Nguyen on 0413 803 885. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public -

(A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and

(B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.

Disclaimer:

Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchasers discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.

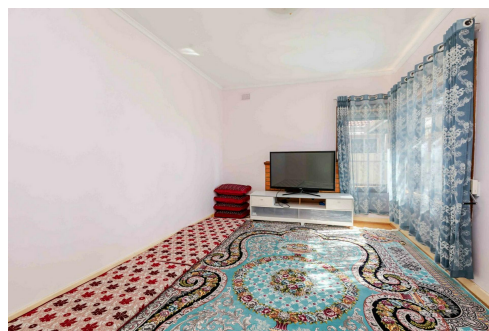
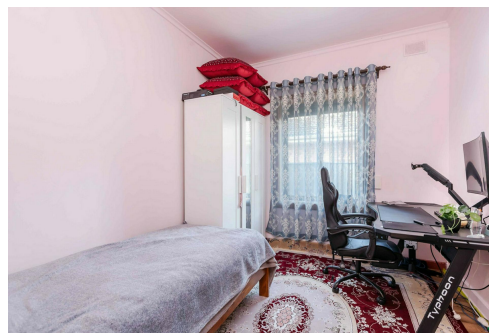
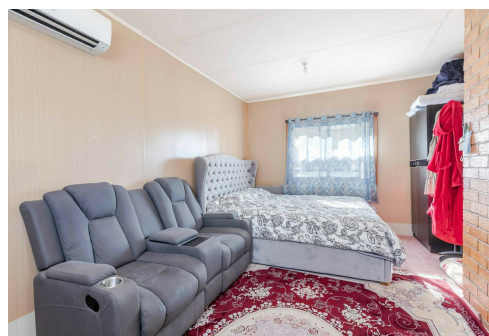
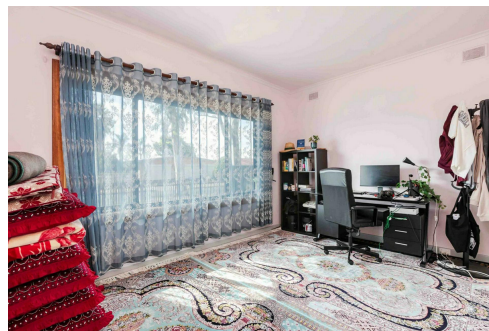
RLA 215339

More About this Property

Property ID	HRNH67
Property Type	House

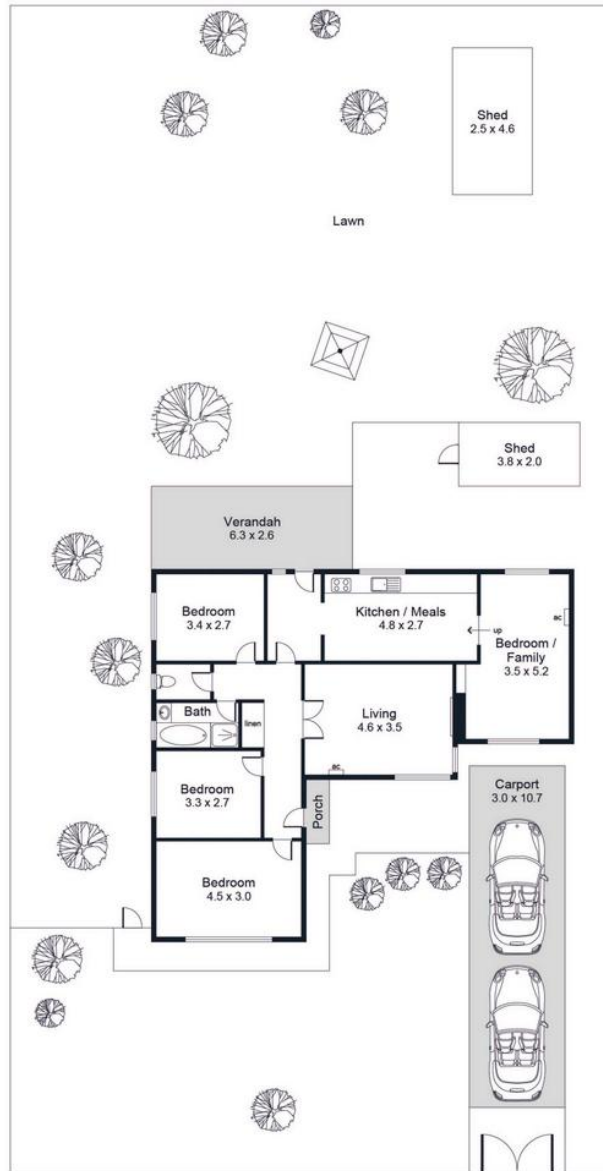
Phuong Nguyen 0413 803 885
Property Consultant | phuongn@ljhfp.com.au

LJ Hooker Flinders Park (08) 8352 1155
Suite 2/166-168 Grange Road, FLINDERS PARK SA 5025
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Area (Estimate only)	
Living	100.4 m ²
Carport	32.1 m ²
Shed	19.1 m ²
Verandah	16.4 m ²
Porch	1.5 m ²
Total	169.5 m²

For illustrative purposes only.
All measurements are approximate

