



## Pooraka, 14 Muriel Drive

### The Muriel Move

A great opportunity presents itself for all levels of Real Estate! An ideal low-maintenance first home that can be moved into and added onto with your own style, a set and forget investment or a great parcel of land to develop into multiple dwellings and reap the rewards (STPSAC). Flat land, Torrens title and a large frontage makes for a perfect canvas.

Features include:

- \* Flexible floorplan allowing for extra living space.
- \* Updated kitchen with tiled splash back, stainless steel appliances and ample cupboard space.
- \* 20.7m approx. frontage and 33.5m approx. depth.
- \* Torrens title allotment.
- \* Dual driveways to each side of the land with roller door access into the rear yard.
- \* Large garage/workshop with a pit and extra storage room.

3 1 2

#### For Sale

\$775,000 - \$800,000

#### View

[ljhooker.com.au/2B1MGJU](http://ljhooker.com.au/2B1MGJU)

#### Contact

**Ashley Palazzo**

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

Situated nearby are all the essential amenities required for today's fast-paced lifestyle, ensuring you're never far from schools, shops, parks and transportation options. This is your chance to seize a remarkable opportunity. Don't wait, as properties with such potential are a rare find!

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	2B1MGJU
Property Type	House
House Size	110 m2
Land Area	690 m2
Including	Air Conditioning Secure Parking Fully Fenced

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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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