



## Pooraka, 16 Collins Court

### Charming Corner Block Home

Upon arrival, you'll immediately appreciate the welcoming neighborhood feel and exceptional street appeal of this property. Set on an expansive 507sqm corner block (approx), the home boasts a charming, low-maintenance front yard in a prime location near Dolan Reserve. Nestled within the well-maintained Collins Court, this property presents unparalleled opportunities for both investors and family buyers.

#### Key Location Benefits:

- Fabulous location near Dolan Reserve
- Convenient access to public transport, with a bus stop just 100 meters away
- Proximity to Mawson Lakes, offering a lakeside lifestyle just 5 minutes away

**Interior Highlights:** Step inside to discover a meticulously maintained home, offering ample space with three generously sized bedrooms. The master bedroom features a built-in robe and ceiling fan, while bedroom three includes a built-in robe. The home's comfortable living



#### For Sale

\$599,000 - \$649,000

#### View

[ljhooker.com.au/663BFDC](http://ljhooker.com.au/663BFDC)

#### Contact

**Zack Hutchinson**

0424 473 147

[zack.hutchinson@ljhces.com.au](mailto:zack.hutchinson@ljhces.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.

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**(08) 8255 9555**

area seamlessly transitions into an open-plan meals and kitchen space, designed for the home chef with abundant room and ample cupboard space. Gas heating and ducted cooling ensure year-round comfort.

**Exterior Features:** The backyard is a versatile space, complete with a spacious verandah- perfect for children, pets, or family gatherings. An electric roller door provides direct access to the carport, ensuring privacy and convenience. The outdoor area is fully equipped with lighting, making it ideal for entertaining or relaxing with family and friends.

**Additional Key Features:**

- Expansive 72 sqm (approx.) covered outdoor verandah
- Neutral decor throughout
- Close proximity to public transport
- Heating and cooling systems
- Strong investment potential
- Garden shed
- Automatic electric roller door
- Community titled

Currently tenanted, with a market rental appraisal at \$590 - \$620 per week.

Located in Pooraka, residents enjoy easy access to a range of amenities, including schools, public transport, sports facilities, and shopping at both Mawson Lakes and the Adelaide CBD, just a quick 20-minute commute away.

**Contact Information:** For further information, please reach out to Zack Hutchinson at 0424 473 147. Your ideal home awaits!

**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

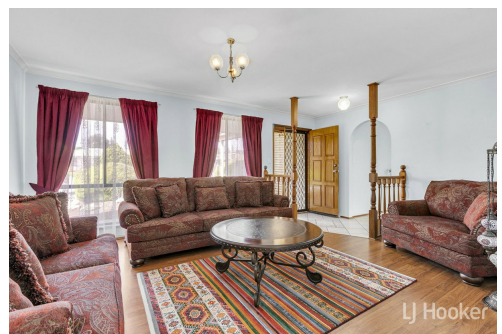
|               |         |
|---------------|---------|
| Property ID   | 663BFDC |
| Property Type | House   |

**Zack Hutchinson 0424 473 147**  
Sales Representative / Auctioneer | [zack.hutchinson@ljhces.com.au](mailto:zack.hutchinson@ljhces.com.au)

**LJ Hooker Craigmore | Elizabeth | Salisbury (08) 8255 9555**  
Shop 17, Craigmore Village, Yorktown Road, CRAIGMORE SA 5114  
[craigmoreelizabeth.ljhooker.com.au](http://craigmoreelizabeth.ljhooker.com.au) | [Office@ljhces.com.au](mailto:Office@ljhces.com.au)



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## 16 Collins Ct, Pooraka

DISCLAIMER: Floorplan and area calculation are approximate and for illustration purposes only.

Produced by **Property Portraits**

|          |                   |
|----------|-------------------|
| Interior | 112m <sup>2</sup> |
| Carport  | 22m <sup>2</sup>  |
| Exterior | 72m <sup>2</sup>  |

**206m<sup>2</sup>**  
TOTAL