

Pooraka, 30 Curbur Avenue

Summer Time Entertainer!

Auction: Onsite, Saturday the 14th of December at 2:00pm

Seize a rare opportunity to own a fantastic home in the highly sought-after Pooraka area. This corner, Torrens-titled allotment is free of any registered easements, offering endless potential for first-home buyers, savvy investors or developers looking to capitalize on future growth (STPC). Whether you're after an entertainer's paradise or a future-proof investment, this home delivers on all fronts!

Three bedrooms all with ceiling fan and built-in robes

* Kitchen with gas stove, built-in pantry, stainless steel appliances and ample bench space.

* Large windows allowing natural light to fill the home.

* Ducted heating and cooling creating year-round comfort.

* External rumpus room with built in bar, heating and cool for the perfect retreat and



For Sale

Auction 14th of Dec at 2:00pm

View

ljhooker.com.au/2B38GJU

Contact

Ashley Palazzo

0414 347 884

ashleyp@ljhsales.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 Greenwith | Golden Grove
| Mawson Lakes | Modbury
(08) 8289 6660**

entertainment space.

* In ground pool, salt chlorinated swimming pool surrounded by decking and ready for summer use!

* Gated side access into the rear yard.

* Fully automatic sliding gate for peace of mind and easy access

The home is located within minutes to all essential amenities such as public transport, major shopping precincts at Mawson Lakes and Ingle Farm as well as the fantastic Lindblom Park at the end of the road. Public and private schooling options available for all year levels making for everything a growing family will need. Don't miss your chance to own a piece of prime Pooraka real estate. Contact us today to arrange a viewing!

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

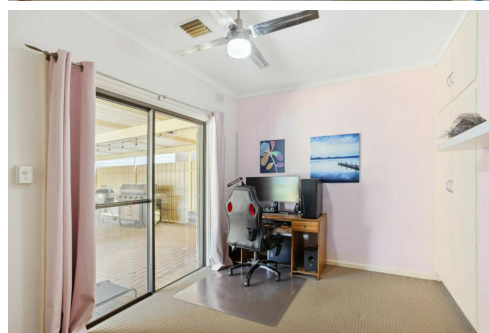
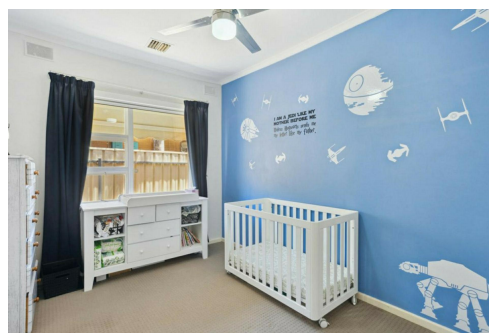
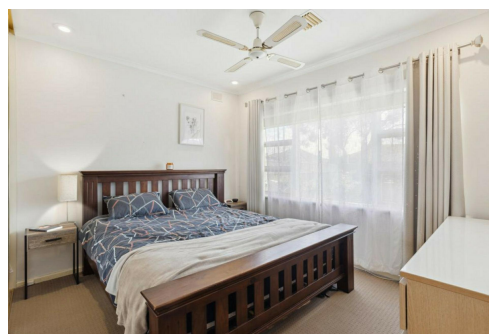
Property ID	2B38GJU
Property Type	House
House Size	125 m ²
Land Area	580 m ²
Including	Air Conditioning Ducted Cooling Evaporative Cooling Pool Dishwasher Built-in-Robes Fully Fenced Remote Garage

Ashley Palazzo 0414 347 884

Sales Specialist | ashleyp@ljhsales.com.au

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

North East, Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097
greenwithgoldengrove.ljhooker.com.au | info@ljhsupport.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 Greenwith | Golden Grove
| Mawson Lakes | Modbury
(08) 8289 6660**



SITE PLAN
(NOT TO SCALE)

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.

Produced by The Fotobase Group