

## Pooraka, 31 Kingsley Avenue

An Exceptionally Built New Home for You!

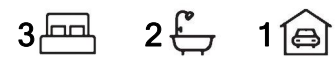
Auction: Onsite, Saturday the 22nd of February at 2:00pm

A fantastic BRAND NEW property that is ideal for a range of buyers, from first-time homeowners, to busy professionals seeking a low-maintenance lifestyle or downsizers looking for a fresh space in a fantastic suburb. Investors take note to look at the ideal investment home with great returns and a home that will suit a vast array of tenants!

Take all the hassle away from the building process as this home has recently been finished and will save you time and peace of mind while still offering the fresh home feeling!

Features to love:

- \* Spacious master bedroom with walk-in robe and ensuite.
- \* Bedrooms two and three both have built-in wardrobes.
- \* Open-plan kitchen with island counter, 900mm gas stove, stainless steel appliances that



**For Sale**  
\$720,000

**View**  
[ljhooker.com.au/2BASGJU](http://ljhooker.com.au/2BASGJU)

**Contact**  
**Ashley Palazzo**  
0414 347 884  
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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.

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(08) 8289 6660**

overlook the family living space.

\* Ducted air conditioning throughout for heating and cooling all year long.

\* Low-maintenance rear yard, ideal for relaxing without the extra work.

\* Automatic garage with internal access for added convenience.

This stunning home is located in a vibrant, highly sought-after neighbourhood that offers both convenience and tranquillity. Enjoy easy access to local parks, public and private schools as well as major shopping centers like Westfield Tea Tree Plaza making it the perfect place to call home.

Within walking distance you will find public transport for easy commutes as well as being just a short drive to the Adelaide CBD.

Enquire Today with Ashley Palazzo!

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

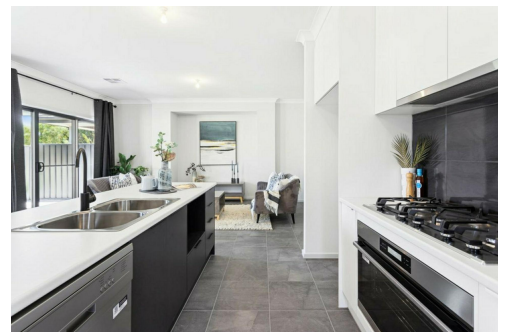
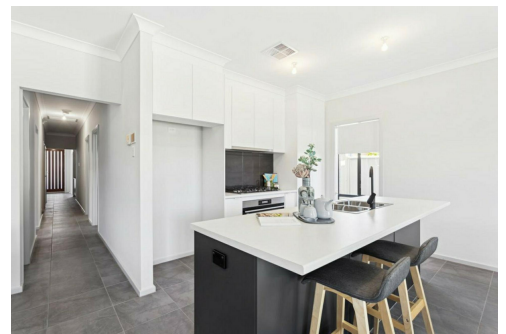
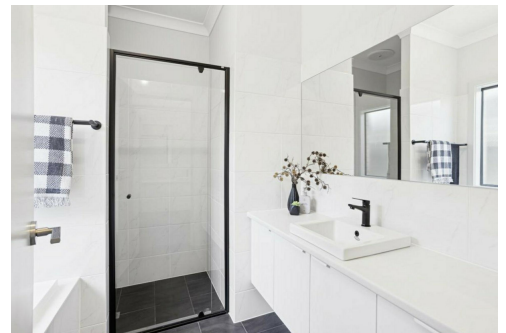
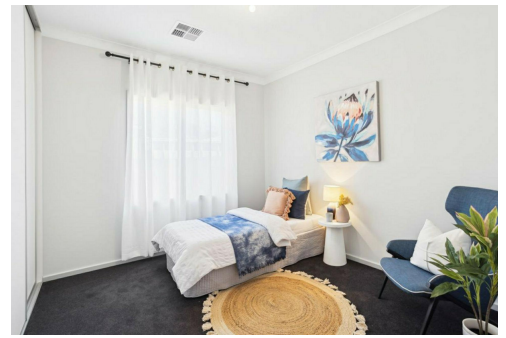
<b>Property ID</b>	2BASGJU
<b>Property Type</b>	House
<b>House Size</b>	156 m2
<b>Land Area</b>	369 m2
<b>Including</b>	Air Conditioning Ducted Cooling Ducted Heating Dishwasher Built-in-Robes Secure Parking Fully Fenced

**Ashley Palazzo 0414 347 884**

Sales Specialist | ashleyp@ljhsales.com.au

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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. Produced by **The Fotobase Group**