



5 Duffield Dr, Pooraka

Your Private Poolside Paradise

Auction Sunday 1 February, 1pm (unless sold prior)

If pool parties, home entertaining and private resort-style living are high on your wish list, this property is an absolute must to inspect. Designed for relaxed family living and unforgettable summer gatherings, this well-maintained home offers generous indoor spaces and an impressive backyard that will quickly become the heart of everyday life. Framed by established greenery that provides privacy and a welcoming street presence, the home delivers comfortable, functional living in a location that is hard to beat. Ideally positioned approximately 20 minutes from the Adelaide CBD and close to Mawson Lakes Shopping Centre, local schools and public transport, this property offers both lifestyle and convenience.

A charming front porch welcomes you inside to a bright and flexible floor plan. A spacious dining area flows through to the central kitchen and large family living zone, all enjoying views across the rear garden. The kitchen is practical and well appointed with electric cooking, generous bench and cupboard space, a breakfast bar and a microwave nook, making it ideal for everyday family life.

The home comprises three well-proportioned bedrooms, all with built-in robes. The master bedroom features its own ensuite, while

3 2 3

FOR SALE

Please Call

AGENTS

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AGENCY

LJ Hooker Prospect
(08) 8269 4645

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.



bedrooms two and three are serviced by the main bathroom with a separate toilet for added convenience.

Outdoors is where this home truly excels. The private rear yard showcases a solar-heated, saltwater in-ground pool surrounded by lush foliage, creating an inviting setting for both entertaining and relaxed afternoons with the family. A large covered outdoor area is perfect for hosting, complemented by a Bali hut and a character wood oven that adds charm and versatility to the space.

Further features include a concealed garden shed, drive-through access to the double automatic garage via a single automatic roller door, security cameras and additional off-street parking for extra vehicles.

Additional extras include ducted evaporative air conditioning throughout, a gas wall heater, a 5kW solar panel system, roller shutters to front north-facing windows and excellent built-in storage throughout the home.

An outstanding opportunity to secure a family home that delivers space, comfort and an entertainers backyard in a convenient and well-connected location.

Certificate of Title and Form Ones available upon request
Home Built: 1985
Torrens Titled
Allotment Size: 650m2
Frontage: 19m (contact agent for full allotment dimensions)
Title: Volume 5195 Folio 830
Zoning: GN - General Neighbourhood
Council: Salisbury
Rates: \$1,711.85 Per year

Disclaimer:

Every care has been taken to verify the accuracy of the information contained in this advertisement. However, neither the agent nor the vendor accepts any liability for any errors or omissions. All information provided is considered accurate at the time of publishing and is subject to change without notice. Interested parties are advised to conduct their own due diligence, including but not limited to measurements, zoning, and planning consents. Any reference to square meter measurements, boundaries, or land size is approximate and should be independently verified. RLA 287 134.

MORE DETAILS

Property ID	3PFHRU
Property Type	House
Land Area	650 m2

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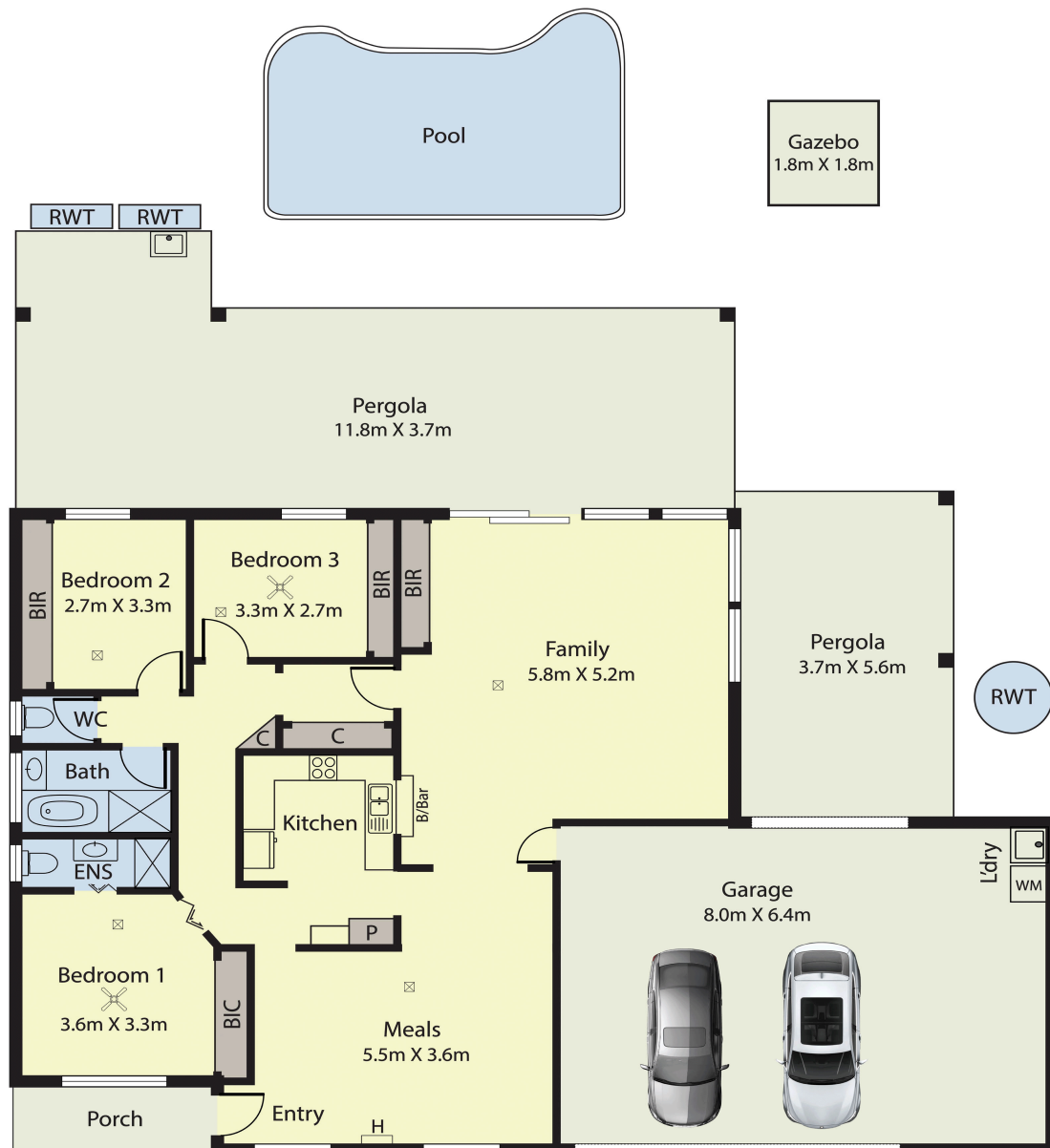
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5 Duffield Drive,
POORAKA



This Drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be relied upon should be independently verified.

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LJ Hooker