



7 Duffield Drive, Pooraka

## A Private Oasis Where Greenery Meets Serenity

Auction Sunday 1 February, 12pm (unless sold prior)

Set among lush greenery, landscaped gardens and charming colonial-style frontage, this much-loved home delivers instant street appeal and a warm, welcoming presence from the very first glance. Beautifully presented and thoughtfully maintained, it offers a wonderful sense of privacy and comfort, setting the tone for relaxed family living and effortless entertaining. Ideally located approximately 20 minutes from the Adelaide CBD and close to Mawson Lakes Shopping Centre, local schools and public transport, the home combines everyday convenience with lifestyle appeal, making it an outstanding opportunity for families, down-sizers, first-home buyers and investors alike.

Step inside to a warm and comfortable interior that has been lovingly cared for and offers generous space for everyday living. The neat and functional kitchen provides ample bench and cupboard space, dual black sink, water filter, gas cooktop and room for a double fridge, while the adjoining meals area connects easily with the breakfast bar, creating a lovely space for casual family meals and conversation. The spacious family room is perfect for relaxing or cosy movie nights, with

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### AUCTION

Sun 1st Feb @ 12:00PM

### VIEW

Thu 29th Jan @ 6:00PM - 6:30PM

### AGENTS

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### AGENCY

LJ Hooker Prospect  
(08) 8269 4645

the fourth bedroom located nearby, ideal for guests, teenagers or a home office.

The remaining accommodation includes three well proportioned bedrooms, all with built in robes, serviced by a fully updated bathroom featuring floor to ceiling tiling and a separate toilet for added convenience.

Outdoors is where this home truly shines, offering a peaceful and private garden retreat surrounded by beautiful established foliage. Whether hosting family and friends or enjoying a quiet morning coffee, the large verandah, second patio and charming Bali hut create wonderful spaces to relax and entertain all year round.

To the rear there is excellent vehicle accommodation with a carport featuring roller doors including an electric front door, along with a powered and concreted workshop and an additional garden shed. Security cameras and a fully automated irrigation system add to the comfort and ease of everyday living.

Additional features include ducted evaporative air conditioning throughout, a reverse cycle split system in the second bedroom, a gas wall heater, wet bar, 5kw solar panel system, alarm system, well equipped laundry, roller shutters to all front facing north windows, extra off street parking and side access suitable for a boat or caravan.

A truly welcoming and beautifully presented home offering comfort, space and a relaxed lifestyle in a convenient location.

Certificate of Title and Form Ones available upon request

Home Built: 1985

Torrens Titled

Allotment Size: 620m2

Frontage: 21.64m (contact agent for full allotment dimensions)

Title: Volume 5242 Folio 905

Zoning: GN - General Neighbourhood

Council: Salisbury

Rates: \$1,767.95 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 3PDH RU  
Property Type House  
Land Area 620 m2

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7 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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