



71 Montague Road, Pooraka

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## A Versatile Property with Endless Possibilities

Auction Location: 71 Montague Road, Pooraka SA 5095

Positioned in a highly sought-after location, this exceptional property offers instant liveability with the option to further enhance and personalise to suit your individual style. Set on a generous Torrens Titled, easement-free allotment of approximately 700sqm, it presents an outstanding opportunity for families seeking space and comfort, as well as astute developers seeking their next quality project.

### What You Will Love:

- All bedrooms feature built-in wardrobes for effortless storage
- Centrally located kitchen with ample bench space, abundant cabinetry and a walk-in pantry
- Two spacious living zones including a welcoming ground-floor lounge and an upstairs rumpus room
- Ducted heating and cooling throughout for year-round comfort
- Covered outdoor entertaining area overlooking the pool - perfect for gatherings and family enjoyment
- Immaculate inground swimming pool, fully enclosed for privacy and extended seasonal use
- Large workshop with direct access via the double carport and

### FOR SALE

Auction -Thursday, December 18th at 6:00pm

### AGENTS

Ashley Palazzo  
0414 347 884  
ashleyp@ljhsales.com.au

### AGENCY

LJ Hooker Property Specialists  
(08) 8289 6660

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.



- automatic roller door - ideal for trades, hobbies or extra storage
- Solar power system for energy efficiency and reduced running costs
- Roller shutters to all front and side windows for added security, comfort and noise reduction

Conveniently located just minutes from the CBD, major shopping centres in Ingle Farm and Mawson Lakes, as well as quality schooling options including Roma Mitchell Secondary College and Pooraka Primary School.

A rare opportunity not to be missed. Enquire today!

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 our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.  
RLA 208516

## MORE DETAILS

Property ID	2CQQGJU
Property Type	House
House Size	163 m2
Land Area	700 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Alarm Built-in-Robes Secure Parking Fully Fenced Solar Panels

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UPPER LEVEL

387m <sup>2</sup>	166m <sup>2</sup>	59m <sup>2</sup>	44m <sup>2</sup>	34m <sup>2</sup>	84m <sup>2</sup>
TOTAL	Living	Carport	Garage/ Workshop	Porch/ Enclosed Verandah	Undercover Ent.

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.

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