



71 Pratt Avenue, Pooraka

Prime Position, Generous Allotment, Unlimited Possibilities

Auction Location: 71 Pratt Avenue, Pooraka SA 5095

Set in a highly sought-after locale, this outstanding Torrens Titled allotment of approximately 730sqm with an impressive 22.2m frontage presents an exceptional opportunity for homeowners, investors and developers alike.

Whether you choose to further enhance the existing residence with your own modern renovations or explore the exciting future development potential (STCC), the choice is entirely yours.

What you will love:

- Master suite upstairs complemented by a private retreat, ensuite, split system air conditioning and built-in robes, all while enjoying tranquil views across the rear yard and natural creek
- Bedrooms 2 and 3 include built-in robes
- Large kitchen featuring ample storage and generous island bench space, perfect for everyday living and entertaining
- Three full bathrooms throughout the home, eliminating the

3 3 1

FOR SALE

Auction - Saturday, March 21st at 1:00pm

VIEW

By Appointment

AGENTS

Ashley Palazzo
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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.

LJ Hooker

morning rush and providing added convenience for growing families

- Multiple living spaces across the home create a flexible floorplan, allowing the whole family to come together or enjoy their own private space.
- Direct and enviable creek access from your own backyard, offering a peaceful natural extension of the home

Positioned for ultimate convenience, the property is just minutes from the Adelaide CBD, the Ingle Farm and Mawson Lakes shopping precincts, and a range of quality schools including Roma Mitchell Secondary College and Pooraka Primary School. Opportunities of this size, flexibility, and prime location are increasingly rare.

Enquire today to secure your future in this exceptional offering!

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	2D2HGJU
Property Type	House
House Size	220 m2
Land Area	730 m2
Including	Air Conditioning Built-in-Robes

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UPPER LEVEL



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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