

Pooraka, 73A Pratt Avenue

High Quality Family Favourite

Step into unparalleled elegance with this stunning 5-bedroom luxury home, offering the perfect blend of sophisticated design, modern comfort, and a central location perfect for families of all shapes and sizes. Every thought has been put in to make the home ideal for multi-generational living or growing in size. Two bedrooms being located on the first floor with access to a fully equipped bathroom as well as a great size living upstairs makes every inch of the home purposeful.

Features include:

- * Master bedroom with walk in robe, ceiling fan, ensuite and balcony access.
- * Bedrooms 2, 3 and 4 all with built-in robes and ceiling fans.
- * Fantastic high-quality kitchen with stone benchtops and stainless-steel appliances overlooking the family area.
- * Multiple living areas across both floors allowing a flexible family plan for everyone to have space to enjoy.



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.

5 3 2

For Sale
Contact Agent

View
ljhooker.com.au/2B98GJU

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

LJ Hooker Greenwith | Golden Grove
| Mawson Lakes | Modbury
(08) 8289 6660

- * Downlights all throughout the home creating seamless lighting.
- * Undercover alfresco designed to integrate outdoor entertaining with indoors.
- * Low maintenance rear yard with a small and manageable spot of grass for the family pets.

Located in a highly sought-after neighbourhood of Pooraka, you'll have easy access to shopping, dining, entertainment, public and private schooling options, all just moments away. This is more than a home-it's a lifestyle.

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.

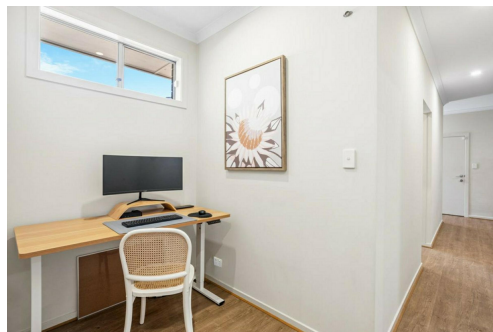
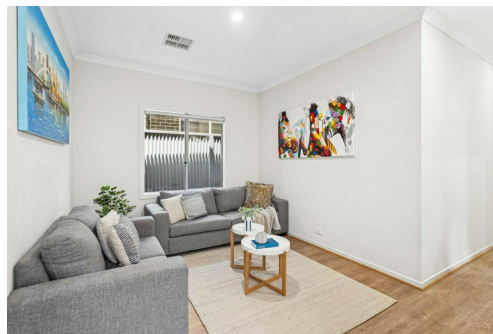
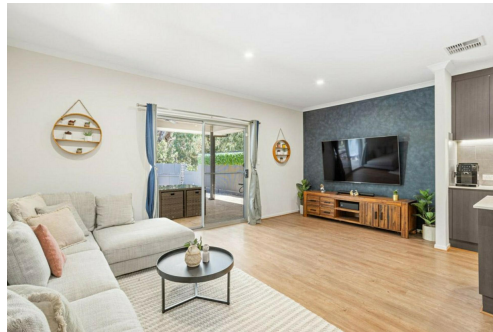
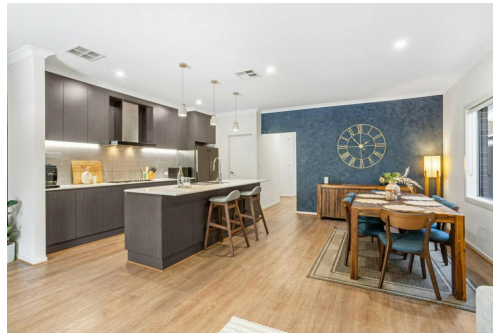
RLA 208516

More About this Property

Property ID	2B98GJU
Property Type	House
House Size	253 m2
Land Area	382 m2
Including	Study Air Conditioning Ducted Cooling Ducted Heating Alarm Balcony Dishwasher Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels

Ashley Palazzo 0414 347 884
 Sales Specialist | ashleyp@ljhsales.com.au

LJ Hooker Greenwith | Golden Grove | Mawson Lakes | Modbury (08) 8289 6660
 North East, Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097
greenwithgoldengrove.ljhooker.com.au | info@ljhsupport.com.au



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PRATT AVENUE

SITE PLAN
(NOT TO SCALE)

Scale in meters. 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 Fothex Group