







8 Burns Avenue, Pooraka

A Spacious Family Home with Scope to Make It Your Own

Offering a fantastic foundation for family living, this spacious home combines generous accommodation, practical features and a convenient location, while presenting an exciting opportunity for its new owners to add their own personal touch.

The home is comfortable and functional as is yet would benefit from some cosmetic TLC and updating - making it an ideal choice for buyers looking to roll up their sleeves, refresh the interiors and create a home that reflects their own style and vision.

With plenty of space inside and out, there is already so much to work with here.

What You'll Love

- Generous master bedroom complete with walk-in robe and private ensuite
- Bedrooms 2 and 3 feature built-in robes and provide comfortable accommodation for family or guests
- Two separate living areas, including a formal lounge and a larger family room adjoining the kitchen
- Functional kitchen with gas cooktop, overhead storage and

3 2 2

FOR SALE
Please Call

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AGENCY
LJ Hooker Property Specialists
(08) 8289 6660

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Interested parties must rely solely on their own enquiries.

excellent bench space, providing a great base for future enhancements
- Year-round comfort with ducted air conditioning and a gas space heater
- Pitched outdoor entertaining area, ideal for family gatherings, weekend BBQs and relaxing outdoors
- Double garage with extended workshop space, offering plenty of room for vehicles, hobbies, tools and storage
- Solar power system, helping to reduce ongoing electricity costs
- Fully gated front yard, providing added security and privacy
- Side access gate, with convenient access along the side of the home for trailers, cars or a small boat

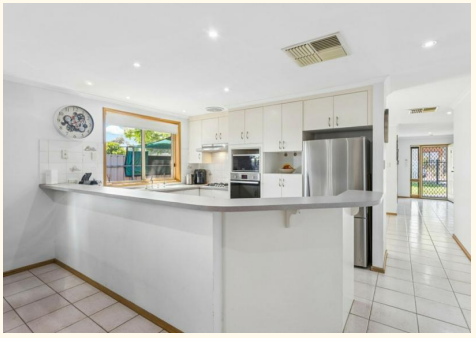
For buyers who appreciate the opportunity to add value, this property offers exciting potential. Whether your vision is a light cosmetic refresh, a gradual update over time or simply adding your own finishing touches, there is plenty of potential to make this home truly yours.

Enjoy being just minutes from the CBD, major shopping destinations including Ingle Farm and Mawson Lakes, and a range of schooling options including Roma Mitchell Secondary College and Pooraka Primary School.

With generous living space, valuable extras and genuine scope to enhance, this is an opportunity for buyers looking beyond the surface and seeing the potential underneath!

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	2E19GJU
Property Type	House
House Size	163 m2
Land Area	475 m2
Including	Air Conditioning
	Ducted Cooling
	Floorboards
	Workshop
	Secure Parking
	Remote Garage
	Solar Panels

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277m²	148m²	48m²	37m²	44m²
TOTAL	Living	Verandah	Garage	Carport/ Store

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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