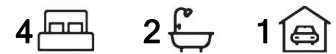




Pooraka, 9 Lake Drive

Right for Development or Renovation



A great opportunity presents for a fantastic first property that is only needing some TLC to make it a stunning family home or for the astute investor to reap the rental rewards and potentially subdivide into two great blocks (STPSAC).

Features include:

- * Large Torrens Titled allotment that is clear of all registered easements
- * Frontage of 18.2m (approx.) and depth of 38m (approx.)
- * Solid brick construction throughout
- * Large external rumpus or granny flat with a full bathroom
- * Undercover entertainment area
- * Secure car space with drive through access into the rear yard
- * Family friendly park and facilities only meters down the road

Situated nearby are all the essential amenities required for today's fast-paced lifestyle,



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.

For Sale
\$719,000 - \$739,000

View
ljhooker.com.au/2AWKGJU

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

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

ensuring you're never far from schools, shops, parks and transportation options.

This is your chance to seize a remarkable opportunity. Don't wait, as properties with such potential are a rare find.

Are you restoring or redeveloping?

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

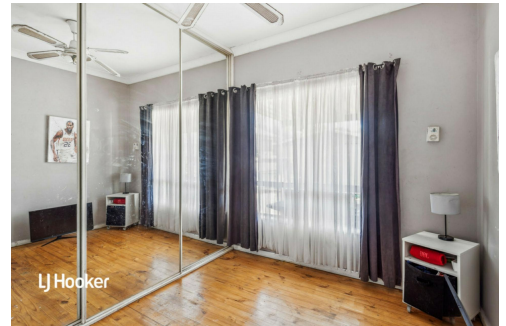
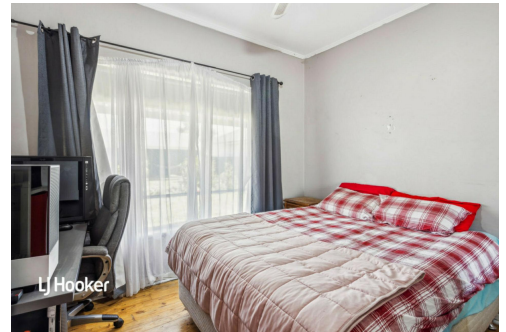
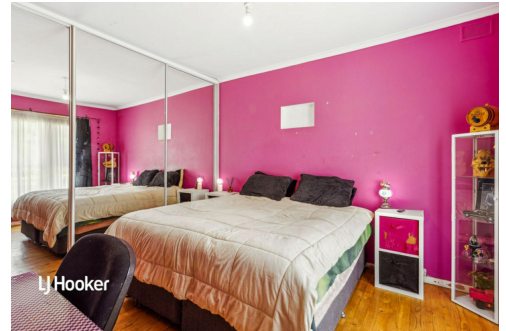
Property ID	2AWKGJU
Property Type	House
House Size	100 m ²
Land Area	690 m ²

Ashley Palazzo 0414 347 884

Sales Specialist | ashleyp@ljhsales.com.au

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264m²

TOTAL

90m²

Living

40m²

Carport

72m²

Verandah

34m²

Retreat/Rumpus

28m²

Shed

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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