



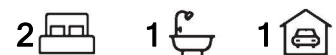
## Prospect

### Private, Spacious & Perfectly Positioned in Prime Prospect

Tucked away at the rear of a well-maintained single-level group of six, this charming solid brick unit boasts the largest allotment in the complex. Bathed in natural light thanks to its enviable orientation, this is an exciting opportunity for a range of buyers to secure a foothold in the highly sought-after Prospect property market.

Currently leased to a professional couple, the home presents an ideal investment opportunity. Equally appealing to first home buyers or down-sizers seeking a low-maintenance yet private lifestyle, this residence is well worth your consideration.

Step through the secure gate into a generously sized courtyard featuring a newly installed pergola, perfect for relaxed outdoor living. Inside, the open-plan layout encompasses a bright living, dining, and updated kitchen area. The kitchen is fully equipped with ample bench and cupboard space, a gas cooktop, electric fan-forced oven, dishwasher, and a



**For Sale**  
\$635,000 - \$660,000

**View**  
By Appointment

**Contact**  
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0410 658 617  
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**LJ Hooker Prospect**  
**(08) 8269 4645**

**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.



convenient breakfast bar.

Accommodation includes two spacious bedrooms, each with built-in robes, serviced by a central bathroom incorporating a combined laundry.

Outside, lush green surrounds provide complete privacy, making the backyard ideal for entertaining under the verandah, starting a veggie patch, or simply enjoying the peaceful garden setting.

Additional features include a dedicated single carport, reverse cycle split system air-conditioning, a garden shed, and NBN connectivity.

A rare offering in a tightly held locale, this home combines lifestyle, comfort, and convenience just moments from the picturesque Prospect Estate Park, Prospect Road, North Park Shopping Centre, and public transport options.

Families will also appreciate the excellent schooling options nearby, including zoning for the highly regarded Adelaide Botanic High School and Adelaide High School. A number of quality private and public primary schools are also within easy reach, including Prospect Primary School and Blackfriars Priory School.

Certificate of Title and Form Ones available upon request

Home Built: 1970

Strata Titled

Zoning: HDN - Housing Diversity Neighbourhood//

Council: Prospect Ph. 08 8269 5355

Strata: \$726.00 per quarter

All sizes, lengths, fees and distances mentioned above are approximate. LJ Hooker

Prospect takes no liability for any incorrect details.

RLA 287 134

## More About this Property

Property ID	3N4HRU
Property Type	House
Land Area	183 m2
Including	Air Conditioning Outdoor Entertaining Built-in-Robes Fully Fenced

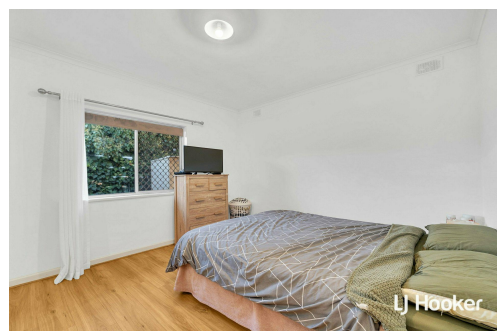
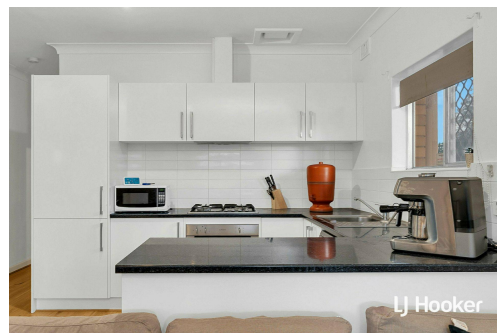
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This Drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be relied upon should be independently verified.