

**18 Van Leeuwen Drive, Pooraka, SA 5095**



**Sold House**

Friday, 3 November 2023

18 Van Leeuwen Drive, Pooraka, SA 5095

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 329 m2**

**Type: House**



Ashley Palazzo  
0882896660



Tyson Bell  
0455600065

**\$565,000**

Explore the endless possibilities of this fantastic three-bedroom villa, nestled in the heart of Montague Farm. This charming property offers more than meets the eye, with a range of features that truly set it apart. Features include: \* Master Bedroom with built in robe and direct access to the three-way bathroom. \* Flexible floorplan that allows for an additional smaller bedroom or great study area. \* Family room to the rear of the home that is just ideal as a kids play area or cozy rumpus. \* Freshly laid floorboards and carpets throughout the home. \* Standalone entertainment area to allow for outdoor gatherings. \* Low maintenance backyard with artificial turf so you can enjoy a beautiful outdoor space without any hassle. This gem offers a blend of comfort, versatility, and style that is suitable for any first home owner, investor or downsizer. Act now, and make this villa your own! Reach out to Ashley Palazzo, your local real estate specialist, at 0414 347 884 and seize the opportunity to see this fantastic home today. 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