

**4/12 Barcoo Road, Para Hills, SA 5096**



**Unit For Sale**

Friday, 1 December 2023

4/12 Barcoo Road, Para Hills, SA 5096

**Bedrooms: 2**

**Bathrooms: 1**

**Type: Unit**



Mohit Gupta  
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## \$200,000-\$220,000

Presented by your local real estate agent Mohit Gupta of Ray White Modbury this property will suit investors or those looking to dip their toe into the property market for the first time. Welcome to 4/12 BARCOO ROAD, PARA HILLS! Set towards the back of a well-maintained group, investors and first home buyers will find a classic two bedroom unit with tremendous potential. Both of the good-sized bedrooms boast of built-in robes and the bathroom also provides laundry facilities. If you like to cook you'll love the kitchen with plenty of cupboards and bench space, along with gas cooking. Outside there is a rear verandah and compact rear garden, plus allocated parking. Features include: • Two good sized bedrooms, both with built-in robes • Kitchen has gas cooking and access to rear yard • Lounge/dining has wall mounted air-conditioner • Bathroom and W.C. • Low maintenance yards • Locally zoned schooling options include Liberman Kindergarten and Para Hills high school while nearby unzoned schooling options include Para Hills West Primary School, Para Hills School and Valley View Secondary School. Zoning - Residential Local Council - Salisbury Council Rates - \$292.05pq Strata Fees - \$491.25pq Current Rental - \$230 per week (Periodic lease) A great little home in a popular location close to shopping, schools, transport and amenities. Don't miss this fantastic opportunity to live in or rent out this property. Please note that all your questions can be directed to Mohit Gupta of Ray White Modbury on 0421472034. Want to find out where your property sits within the market? Have one of our multi-award-winning agents come out and provide you with a market update on your home or investment! Call Mohit Gupta on: 0421 472 034 or click on: <https://raywhitemodbury.com.au/agents/mohit-gupta/115389> DISCLAIMER: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document. RLA-322341