



### 3/8 Ivy Way PARA HILLS WEST SA

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To submit an offer, please copy and paste this link into your browser: <https://airtable.com/shrBb12PXtTjyZAXm>

Mike Lao, Tyson Bennett and Edge Realty RLA256385 are proud to present to the market this idyllic first home, downsizer or set-and-forget investment. The two-bedroom, one-bathroom layout will appeal to anyone craving easy-care living while the convenient location adds instant appeal to this impressive abode. The property is currently tenanted with a fixed lease of \$270 per week in place until 08.08.2022 with the potential to increase in this current rental market.

From the entry, you are welcomed into the open-plan, light-filled and generous kitchen, meals and lounge room. Large windows enhance the sense of space while floating floors underfoot add a contemporary feel that's carried

**Price** : \$ 293,960  
**Building Size** : 88 sqm  
**Land Size** : 205 sqm  
**View** : <https://www.edgerealty.com.au/sale/sa/north-north-east-suburbs/para-hills-west/residential/unit/6960079>



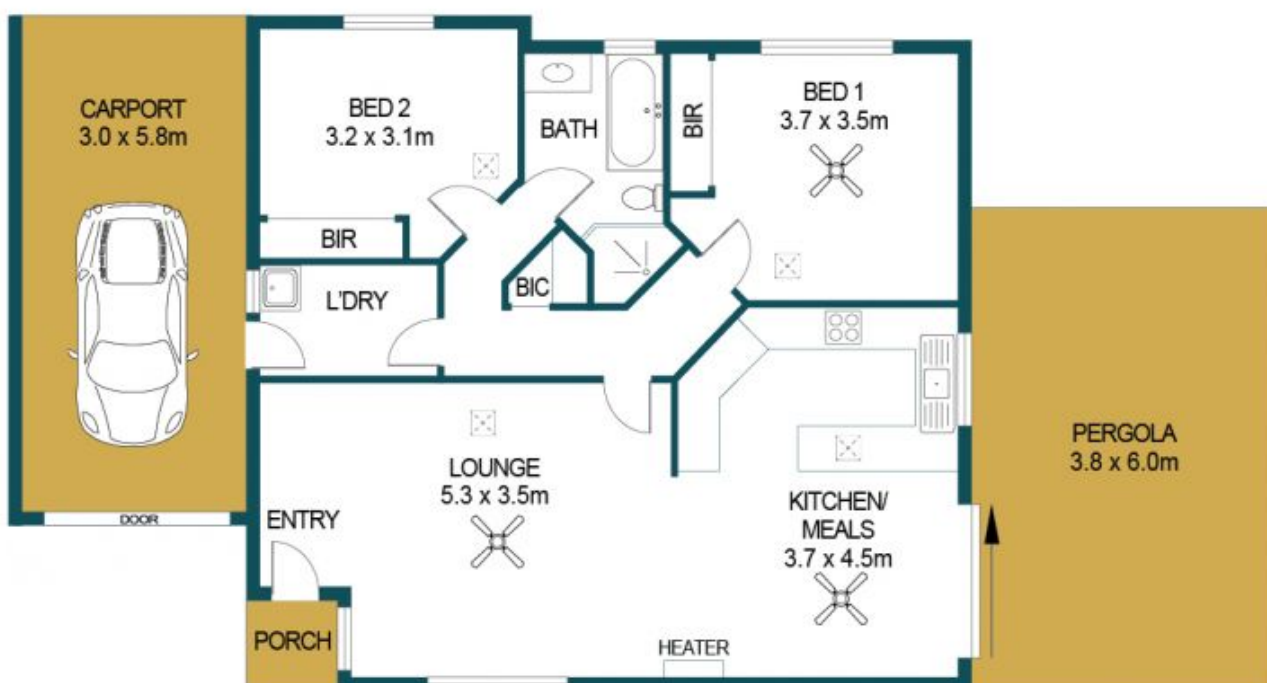
**Mike Lao**  
0410390250



**Tyson Bennett**  
0437161997



SHED  
2.3 x 1.8m



## 3/8 IVY WAY, PARA HILLS WEST

### DISCLAIMER

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES.

### APPROXIMATE DIMENSIONS

LIVING:	72.3m <sup>2</sup>
CARPORT:	17.4m <sup>2</sup>
PERGOLA:	22.8m <sup>2</sup>
SHED:	4.1m <sup>2</sup>
TOTAL:	116.6m <sup>2</sup>



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