



## 13 Montague Road POORAKA SA

3 2 1

\*For an in-depth look at this home, please click on the 3D tour for a virtual walk-through or copy and paste this link into your browser\*

Virtual <https://my.matterport.com/show/?m=ZV2C1y1W8ss> Tour Link:

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

Mike Lao, Brendon Ly and Edge Realty RLA256385 are proud to present to the market this comfortable family home located less than 30 minutes from the Adelaide CBD. The functional floorplan promises easy-care living while young families and downsizers alike are sure to appreciate the three bedrooms, two bathrooms and long list of must-have features. The property is currently tenanted.

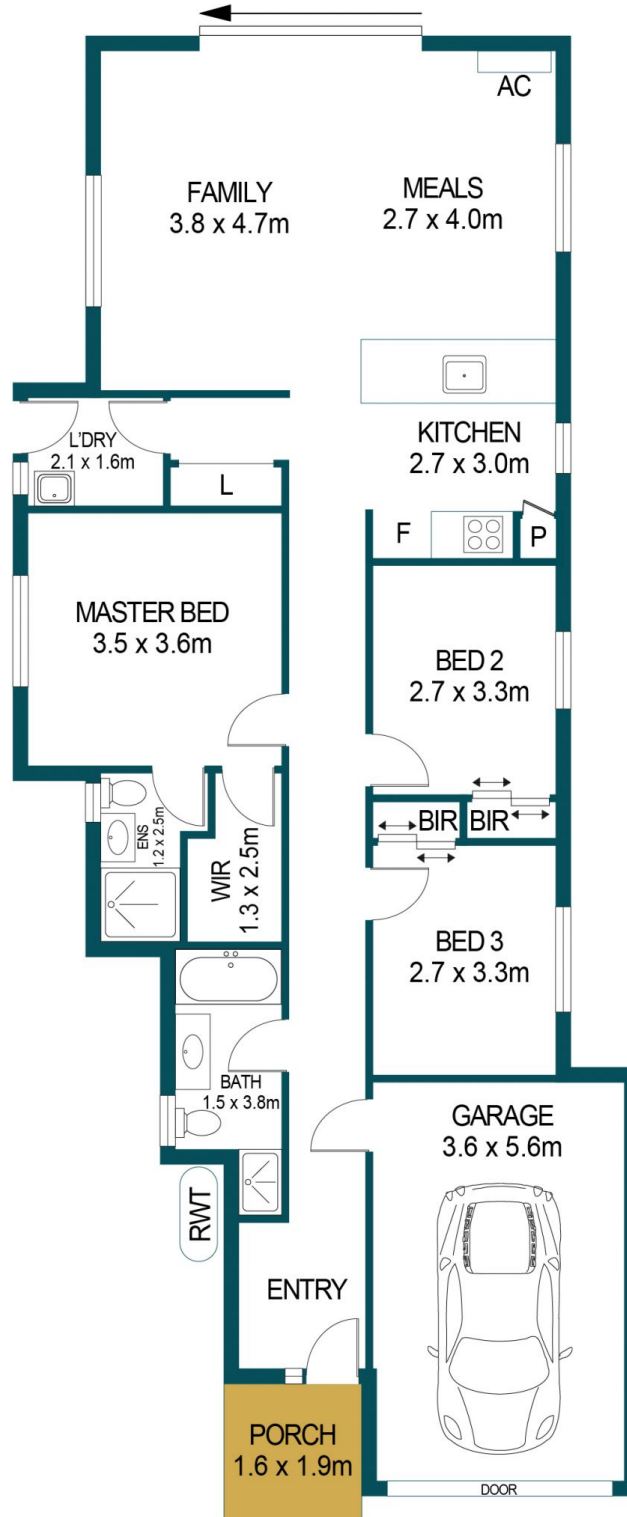
**Price** : \$ 485,000  
**Building Size** : 102 sqm  
**Land Size** : 296 sqm  
**View** : <https://www.edgerealty.com.au/sale/sa/north-north-east-suburbs/pooraka/residential/house/7014624>



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APPROXIMATE DIMENSIONS	
LIVING:	102.9m <sup>2</sup>
PORCH:	3.0m <sup>2</sup>
GARAGE:	20.1m <sup>2</sup>
TOTAL:	126.0m <sup>2</sup>

## 13 MONTAGUE ROAD, POORAKA

### 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.



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