



## 6 Nutter Court PARA HILLS WEST SA

4 2 5

\*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 Tour Link: <https://shorturl.at/bEHNO>

To submit an offer, please copy and paste this link into your browser:

<https://www.edgerealty.com.au/buying/make-an-offer/>

Mike Lao, Tyson Bennett and Edge Realty RLA256385 are proud to present to the market this exceptional property situated in a highly sought-after neighbourhood. This home offers a perfect blend of style, comfort, and convenience with evaporative air-conditioning throughout, ensuring year-round comfort. The property is currently tenanted with a fixed lease of \$420 per week in place until 27/6/2024.

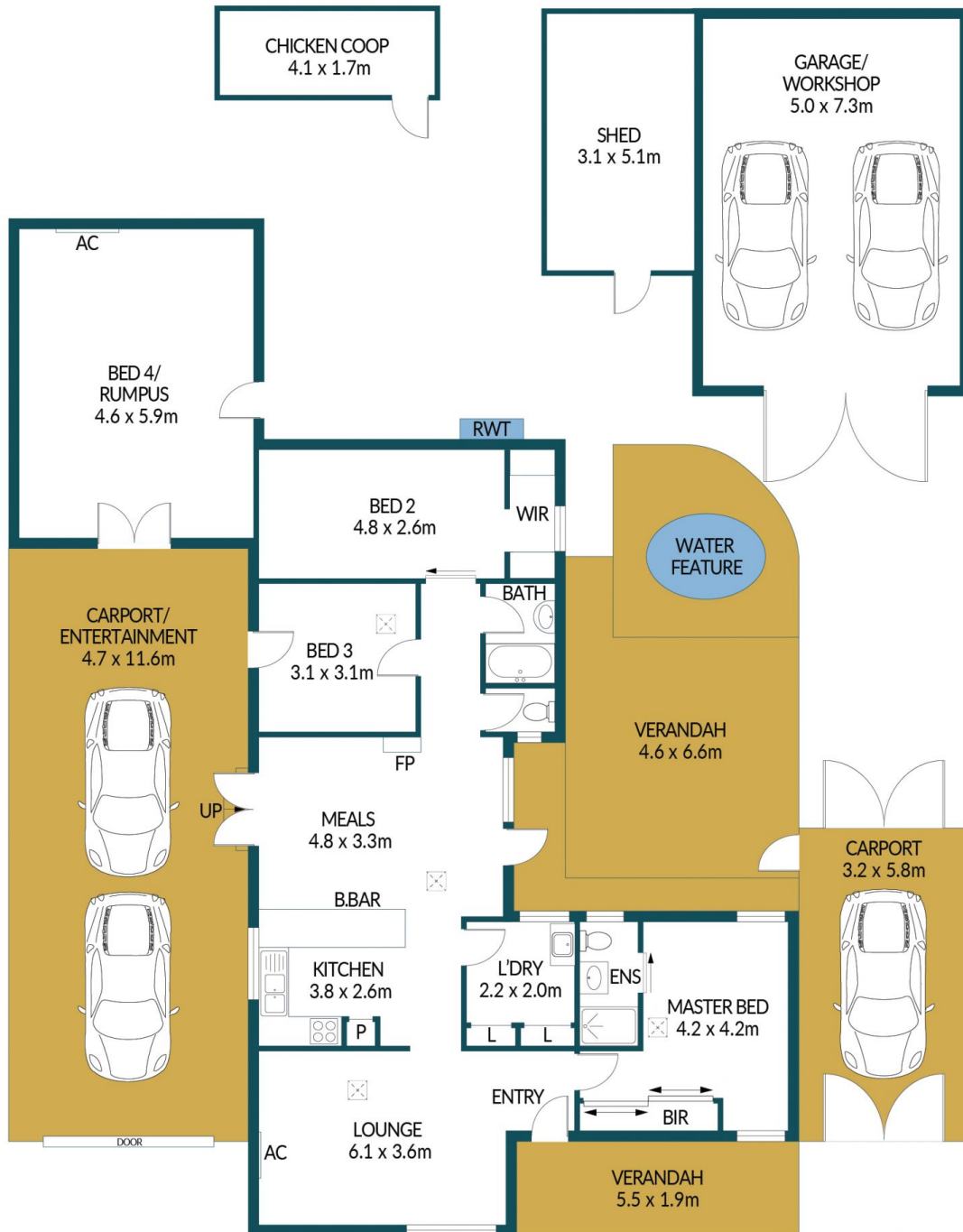
**Price** : \$ 600,000  
**Building Size** : 136 sqm  
**Land Size** : 655 sqm  
**View** : <https://www.edgerealty.com.au/sale/sa/north-north-east-suburbs/para-hills-west/residential/house/7938426>



**Mike Lao**  
0410390250



**Tyson Bennett**  
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## 6 NUTTER COURT, 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. Inclusions and exclusions must be confirmed in the Residential Contract.

### APPROXIMATE DIMENSIONS

LIVING:	136.3m <sup>2</sup>
VERANDAH:	41.9m <sup>2</sup>
CARPORT:	72.5m <sup>2</sup>
SHED/GARAGE:	52.4m <sup>2</sup>
CHICKEN COOP:	6.9m <sup>2</sup>
TOTAL:	310.0m <sup>2</sup>