



## 16B Gerrard Avenue PARALOWIE SA

3 2 2

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

Mike Lao and Edge Realty are proud to present to the market this stylish home offering an easy-care abode for first-time buyers, investors and downsizers alike. The layout is bright and welcoming with plenty of space for those who like to entertain paired with lots of natural light and an open-plan design. The property is currently tenanted with a fixed lease of \$350 per week in place until 06.11.2021 making this the perfect addition to your portfolio. Alternatively vacant possession is also negotiable.

There are three good-size bedrooms, including the owner's suite with a walk-in robe and ensuite that promises complete comfort. A study nook is set at the front of the home, perfect for use as a sitting room, a play space or

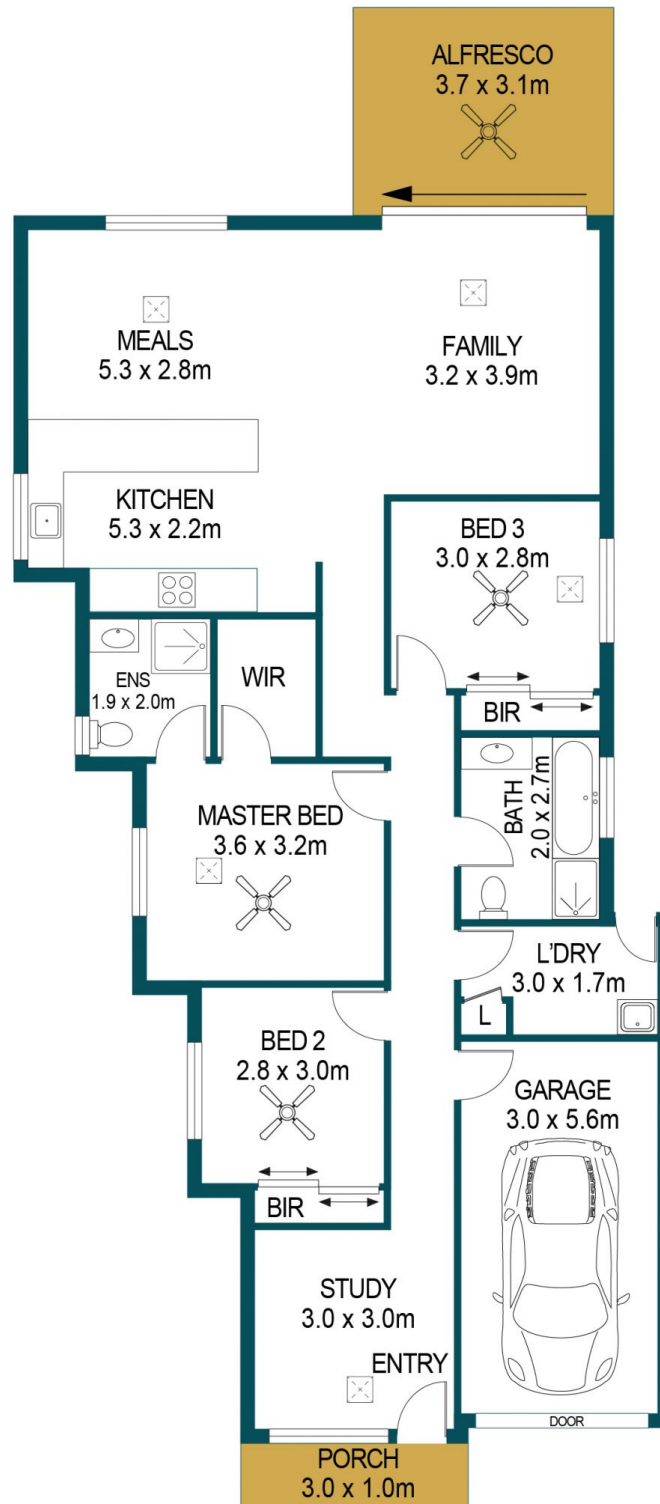
**Price** : \$ 350,000  
**Building Size** : 110 sqm  
**Land Size** : 300 sqm  
**View** : <https://www.edgerealty.com.au/sale/sa/north-north-east-suburbs/paralowie/residential/house/6454472>



**Mike Lao**  
0410390250



**Corey Wilkop**  
0447888444



APPROXIMATE DIMENSIONS

LIVING:	110.7m <sup>2</sup>
PORCH:	3.0m <sup>2</sup>
GARAGE:	16.8m <sup>2</sup>
ALFRESCO:	11.4m <sup>2</sup>
TOTAL:	141.9m <sup>2</sup>

## 16B GERRARD AVENUE, PARALOWIE

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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