



## 4 Birch Grove PARAFIELD GARDENS SA

3 1 5

\*For an in-depth look at this home, please click on the 3D tour for a virtual walk-through\*

Virtual Tour Link: <https://my.matterport.com/show/?m=me38hiRyU4y>

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 a home that's sure to tick every box on your family's wishlist. This three-bedroom, one-bathroom abode offers spacious and comfortable living on a good-size lot with room to entertain and a prized location close to Baltimore Reserve.

This low-maintenance property is currently tenanted with a fixed lease of \$410 per week in place until 22.04.2022 and

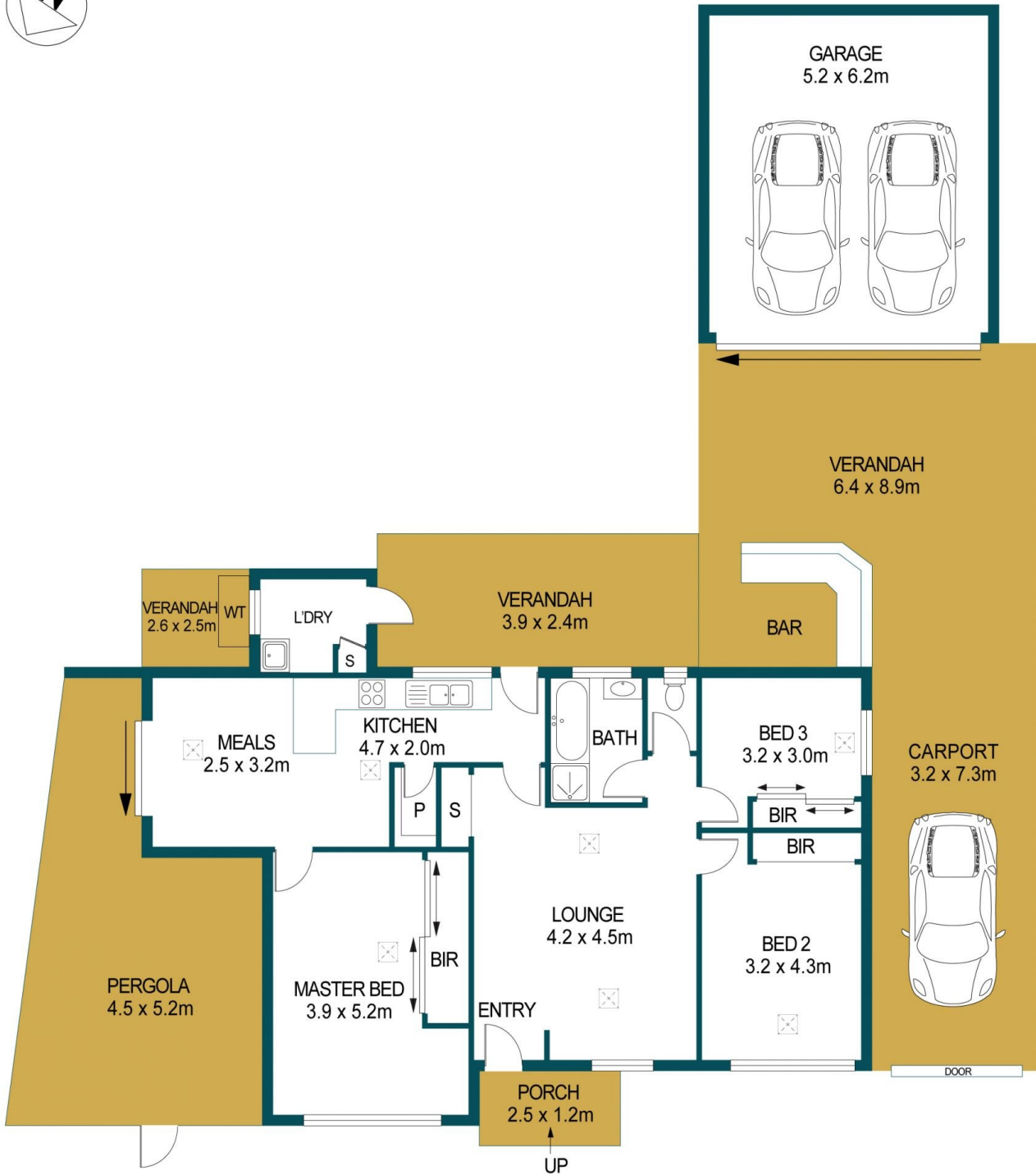
**Price** : \$ 510,000  
**Building Size** : 102 sqm  
**Land Size** : 600 sqm  
**View** : <https://www.edgerealty.com.au/sale/sa/north-north-east-suburbs/parafield-gardens/residential/house/6854430>



**Mike Lao**  
0410390250



**Tyson Bennett**  
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APPROXIMATE DIMENSIONS

LIVING:	102.1m <sup>2</sup>
VERANDAH:	72.9m <sup>2</sup>
PORCH:	5.0m <sup>2</sup>
PERGOLA:	23.4m <sup>2</sup>
CARPOT:	23.4m <sup>2</sup>
GARAGE:	32.2m <sup>2</sup>
TOTAL:	259.0m <sup>2</sup>

## 4 BIRCH GROVE, PARAFIELD GARDENS

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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