

**1/33 Shirley Avenue, Parafield Gardens, SA 5107**



**Unit For Sale**

Tuesday, 23 April 2024

1/33 Shirley Avenue, Parafield Gardens, SA 5107

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Benjamin Philpott  
0883435600



Beverley Philpott  
0883435600

**\$400,000 - \$440,000**

Nestled perfectly next to open green spaces, this charming residence boasts all the qualities of a family home while maintaining a manageable, low-maintenance size. Ideal for investors, first-time buyers, or those looking to downsize, this property offers a unique opportunity for a variety of lifestyles. The layout of the home includes a spacious formal lounge at the front, leading to a centrally positioned kitchen with gas cooking, a well-equipped pantry, and a breakfast bar. The dining area adjacent to the kitchen provides easy access to the north-facing backyard, featuring an all-weather entertaining space. Two well-appointed bedrooms, including a master bedroom with a bay window and built-in robe, offer comfort and convenience. With a lock-up garage, a fully fenced front yard for security, and ducted cooling for added comfort, this home is ready for its next owners. Surrounded by convenient amenities like Aldi, the Slug and Lettuce, Gardens Recreation Centre, and Reg Growth Reserve within walking distance, this property offers a lifestyle of ease and accessibility. Whether driving to Hollywood Plaza or using public transport, this location provides convenience at every turn. SPECIFICATIONS: CT // 5106/645 Zoning // General Neighbourhood Built // 1993 Council // City of Salisbury Estimated Rent // Written assessment provided upon request DB Philpott Real Estate is proud to service the local area and if you are thinking of selling, give us a phone call to arrange a free no obligation market opinion. If a land size is quoted it is an approximation only. You must make your own enquires as to this figures accuracy. DB Philpott does not guarantee the accuracy of these measurements. All development enquires and site requirements should be directed to the local govt. authority. Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice. RLA 46442