

# 1/43 Gunther Parade, Pasadena, SA 5042

Smallacombe

## Sold House

Friday, 11 August 2023

1/43 Gunther Parade, Pasadena, SA 5042

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



John Raptis  
0882714177

**\$730,000**

~ Auction: Saturday 12th August @ 10:30am ~This beautifully presented and lovingly cared for home presents the perfect opportunity for first homeowners, downsizers or for those seeking a lock-up and leave property!Solid brick, the home boasts recent upgrades and is ready for the astute purchaser to simply move in and enjoy this perfectly located gem.The home comprises:\* Neutral décor\* Stylish quality hard wearing engineered timber flooring & modern lighting\* High ceilings throughout plus large windows for abundant natural light and a valuable north facing rear ~ ideal to capture winter warmth\* Front living room flowing into the dining room with bifold doors for flexibility\* Open plan kitchen/dining with sliding door access to the rear garden ~ perfect for today's indoor/outdoor lifestyle\* Kitchen/meals featuring quality timber cabinetry, large gas cooktop, double bowl sink plus plenty of benchtop space and cupboard storage\* Pantry/linen storage including a safe for your valuables\* 3 generous bedrooms with ceiling fans and plush carpet\* Full sized family bathroom with bathtub separating the bedrooms\* Second bathroom adjacent the laundry ~ great for busy families or visitors\* Large laundry/mudroom with direct access outside\* Daikin ducted reverse cycle air conditioning\* Security cameras\* Carport under the main roof with additional car/boat/trailer storage behind secure gates plus a tool shed\* Low maintenance front and rear yards with ample lawnOne of only two Strata titled, self-managed homes (no Strata fees, only shared insurance) and surrounded by quality homes in a lovely family suburb. Neighbouring parkland with native trees attracting birdlife and just a short walk to the bus stop with an easy commute to Flinders Medical Centre & University or the City.Walk to Pasadena Shopping Centre for fabulous shopping, amenities & dining at Café Balthazaar. Childcare options, kindergarten and playgrounds are all close by.This home will be popular!\*\* The health and wellbeing of our clients, the community and our team is extremely important to us. Whilst we encourage people to continue property viewings, in the current circumstances surrounding COVID-19 we ask that you respect others' health. If you or others that you may have been in contact with are displaying any flu like symptoms please do not attend property viewings.

\*\*Council: City of MitchamCouncil Rates: \$1,308.20 per annumSA Water: \$153.70 per quarterESL: \$115.75 per annumStrata Rates: Half Insurance onlyYear Built: 1976Zoning: Hills Neighbourhood