

**1 Armona Avenue, Para Vista, SA 5093**

**NOAKES  
NICKOLAS**

**Sold House**

Thursday, 14 March 2024

1 Armona Avenue, Para Vista, SA 5093

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



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**\$745,000**

Newly completed in 2024, this three-bedroom home offers a stylish home base that's brand new for you in Para Vista. Set overlooking the green expanses of Golding Oval on an easy-care allotment, enjoy the peace and quiet of minimal neighbours and the luxury of a maintenance free 'front yard' to stretch and play. Behind a stylish hebel-façade and fresh landscaping, enter a central hall onto the chic floating timber floors that carry throughout the home. Light and bright bedrooms two and three include built-in storage and quality blinds, with a walk-in robe and luxurious fully-tiled ensuite bathroom for the main serving as an everyday treat for the heads of household. Keeping in the same colour palette, the large main bathroom includes a freestanding bathtub and feature raised basin. When it comes to entertaining and spending time together, the open plan living forms the centre of your household. A sleek two-tone kitchen comes together under the pendant lights of the stone-topped island bar, with a gas cooktop, electric oven and double sink creating everyday practicality, and with a perfectly defined adjacent space for a lengthy dining table. The lounge enjoys plenty of natural light via glass sliding doors overlooking the Alfresco, where you can dine undercover outdoors, surrounded by lawns and very private fencing. Beautifully finished and conveniently located, be the first to enjoy this contemporary home in the green heart of Para Vista. A short drive to shopping mecca Westfield Tea Tree Plaza and Modbury shopping including Bunnings, plus walking distance to local schools and dining destinations including the Clovercrest Hotel, there's plenty to love about life in Para Vista. More features to love:- Reverse cycle ducted A/C throughout- Secure garage with panel lift door and further off-street parking on driveway- Quality floating timber floors throughout- Instant gas hot water system- 1000L rainwater tank plumbed to W/C- Zoned to Valley View Secondary School, walking distance to Ingle Farm East Primary and Para Vista Primary and within close proximity for Para Vista Child Parent Centre, Good Shepherd Lutheran School, Prescott Schools- Easy access to public transport along Montague and Wright roads- Under 3km to Westfield Tea Tree Plaza and under 11km to the Adelaide CBD Year Built: 2024 Title: Torrens Council: City of Salisbury Council Rates: TBASA Water: TBAES Levy: TBA Disclaimer: all information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.