

**1 Columbia Street, Paralowie, SA 5108**



**House For Sale**

Friday, 24 May 2024

1 Columbia Street, Paralowie, SA 5108

**Bedrooms: 6**

**Bathrooms: 2**

**Parkings: 2**

**Area: 618 m2**

**Type: House**



Justin Irving  
0884828204



Damanjeet Singh  
0884828204

## Auction Price Guide \$449,000

Ray White Salisbury presents 1 Columbia Street, Paralowie. Please be mindful before inspecting that the property needs a good declutter and lots of love, the property MUST SELL and will be sold in its current condition with contents. This home delivers a variety of future possibilities and creates an ideal opportunity for anyone looking to break into the charming suburb of Paralowie. Situated on a highly desirable 618sqm corner allotment with two generous street frontages and six bedrooms, this could become an exceptional investment. Please be mindful before inspecting that the property needs a good declutter and lots of love, the property MUST SELL and will be sold in its current condition with contents.

**THE LOCATION** This home is conveniently located within a short walking distance to Paralowie Village Shopping Centre, providing easy access to all essential needs. Enjoy the superb selection of quality primary and secondary schools, including Settlers Farm Primary School Campus, Bethany Christian Primary School, Paralowie High, and Temple Christian College. Seamless public transport options connect you to Salisbury & Mawson Lakes Interchange, with the CBD just approximately 25 minutes away via the Northern Express Way.

**FEATURES** • Six Bedrooms • Double Garage • 618 Sqm Allotment • Two Wide Street Frontages • Close to all Desirable Amenities • Peaceful Street in the Suburb of Paralowie

Remarkable opportunity to own in Paralowie and not to be overlooked, all enquiries welcome. Regarding price. The property is being offered to the market by way of Auction. We will supply recent sales data for the area which is available upon request via email or at the open inspection. We must note that the home will be sold the way it presents, the vendors will only remove personal items at settlement.

**Disclaimer:** Every care has been taken to verify the correctness of all details used in this advertisement. However, no warranty or representation is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for errors or omissions. Prospective purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the contract of sale