

1 Mendez Street, Paralowie, SA 5108



House For Sale

Tuesday, 14 November 2023

1 Mendez Street, Paralowie, SA 5108

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 565 m2

Type: House



Steven Ulbrich
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Tiffany Hayford
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\$499,000 - \$529,000

It is with great excitement that Ray White Angle Vale & Elizabeth, Steven Ulbrich and Tiffany Hayford present this must see buying opportunity, set in the very popular and in demand suburb of Paralowie. Situated on a large 565m² corner block (approx.), located in a quiet pocket of the suburb and with a 196m² build size (approx.), this highly desirable three bedroom home with a massive 51m² shed accessible from Magdalena Crescent would be the perfect opportunity for anyone who wishes to call Paralowie home. It has beautiful low maintenance gardens and offers the lucky buyer with ample off street parking. As you approach the home past the lockable front fence, ideal for monitoring children and pets, you'll admire the front garden that's been perfectly manicured with an array of palm trees, shrubs and synthetic turf. Upon entering the home with roller shutters on all windows to increase the homes energy efficiency, you'll notice that quality flows with wooden look flooring throughout. The formal lounge offers enough space for family members and friends to watch their favorite streaming services on their large screen TV and home theatre set-up. The handy inclusion of a split system reverse cycle air conditioner and the additional radiant heater provides year round comfort. The kitchen and dining area boasts ample under bench cabinetry and an upright electric cooker with plenty of room to store any size fridge. The master bedroom offers floor to ceiling mirrored built in robes, a split system reverse cycle air conditioner and a fan to provide you with a cool gentle breeze during your uninterrupted slumber. Bedrooms two and three are also generous in size with ceiling fans while bedroom two offers floor to ceiling built in robes. All bedrooms are carpeted. Nearby you'll find the bathroom containing a bath, a shower, a basin and a separate toilet nearby. The large laundry provides cupboards and plenty of room for all your washing needs along with access outside. In the backyard you are greeted with an 11.7M long undercover entertainment area that's perfect for entertaining guests all year round out of the weather elements. The large grassed area allows children and pets to enjoy fun and games. But the biggest drawcard of this home is the size of its shed with sliding door access. 51.33m² to be precise. With the ability to be converted into a workshop, it allows you to house multiple vehicles out of sight including boats, caravans, trailers and machinery by being brought in from the side gate access off of Magdalena Crescent. **FEATURES YOU WILL LOVE:**• 565m² corner block (approx.)• 196m² floor plan (approx.)• Lockable front gate• Roller shutters on windows• Wooden look flooring throughout• Formal lounge with split system air conditioning & a radiant heater• Master bedroom with split system air conditioning, BIR's & a ceiling fan• Bedrooms two & three with fans & BIR's in bedroom two• All bedrooms carpeted• Kitchen with an upright electric cooker & ample under bench cabinetry• Reverse cycle split system air conditioner in the main living• Large laundry• Bathroom with a bath, a shower & a separate toilet• 11.7M long undercover backyard entertainment area• 51m² shed/workshop with sliding doors accessible from gates on side road• Carport with a roller door• Large grassed area• Low maintenance gardens• Ample off street parking• 2 min walk to Settlers Park• 10 min walk to Settlers Farm School (R-YR6)• 4 min drive to Temple Christian College (YR7-YR12+)• 5 min walk to public transport• 3 min drive to Paralowie Village Shopping Centre• 22 min drive to the Adelaide CBD This property will not hang around for long and represents excellent value for money. Contact Steven Ulbrich on 0484 277 674 for further information or attend what will be our first and only open inspection this weekend! Curious where your property sits within the market? Have our multi-award-winning agent come out and provide you with a market update on your home or investment! Call Steven Ulbrich or click on the following link:

<https://raywhiteanglevale.com.au/agents/steven-ulbrich/118894> To put an Offer to Purchase online please follow the link:

<https://forms.monday.com/forms/47b392bf41a9d21d63d4b3115313f956?r=use1> Disclaimer: We have obtained all information in this document from sources we believe to be reliable; However, we cannot guarantee its accuracy and no warranty or representative is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for error or omissions. Prospective purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the contract of sale.