

**1 Warren Road, Para Hills West, SA 5096**



**House For Sale**

Thursday, 30 November 2023

1 Warren Road, Para Hills West, SA 5096

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 633 m2**

**Type: House**



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## **Auction Sat 16th December**

Ray White Salisbury is proud to present 1 Warren Rd Para Hills West

**THE LOCATION** Situated in the family friendly streets of Para Hills West, this home is sure to please many with its convenient location. A stones throw away from The Paddocks Oval and Reserve for families to walk their dogs or kick a footy around, and a short walk to the Para Hills Community club for tea and drinks. Close by to Para Hills West Primary, Para Hills High and Childcare facilities and a short 5 minute drive to the heart of Parafield where you can find fast food outlets, hardware stores including Bunnings and the brand new District Outlet Shopping vicinity all at arms reach.

**The Residence** Light filled living and dining space, a kitchen complete with loads cabinetry, all bedrooms large in size with built in robe to bedroom 1, verandah to the rear of the home, low maintenance rear yard, garden beds, fruit trees, gated carport to store vehicles securely, shed -workshop perfect for storage. This well-loved home is the perfect opportunity for first home buyers or investors to take advantage of it!

**Featuring** • 3x Bedrooms • 633 sqm Allotment • Double Garage/Shed • Low Maintenance Gardens • Built in robes to bedroom 1 • Potential to Sub Division (STCC) • 25mt & 23mt frontages on corner • Off-street Parking for Multiple Vehicles • Ceiling fans to all bedrooms and living areas • Currently Rental Appraised at \$450 - \$470 p/w • Ducted reverse heating and cooling & split system • Located in Close Proximity to All Necessary Amenities

Now is the time to begin your new lifestyle in the desirable suburb of Para Hills West. For all enquiries, please contact Justin Irving. 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.

**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.