

# 10 Garden Court, Para Hills West, SA 5096

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REAL ESTATE

## House For Sale

Thursday, 14 March 2024

10 Garden Court, Para Hills West, SA 5096

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 308 m2**

**Type: House**



Bradley Foster

0413876516

## Best Offers By Tuesday 5pm 2nd April 2024, USP

Best Offers By Tuesday 5pm the 2nd April 2024, unless sold prior.\* This property is currently tenanted, lease ending shortly. Say hello to 10 Garden Court, a modern and stylish family home located in the sought-after area of Para Hills West. This Torrens Title property, completed in early 2023, offers contemporary living with an emphasis on comfort and convenience. Upon arrival, you are greeted by a bricked facade and a panel lift door, hinting at the quality and attention to detail found throughout the home. Situated on an ideal 308 sqm allotment, this residence boasts a thoughtfully designed layout, perfect for family living. Step inside to discover a spacious open plan living and dining area, illuminated by an abundance of natural light. The timber look floating floors add warmth and character to the space, creating an inviting atmosphere for gatherings and relaxation. The stylish kitchen is a focal point of the home, featuring stone benches, sleek black cabinetry, stainless-steel appliances, a gas cooktop, and a tiled splashback. Whether you're preparing a quick meal or entertaining guests, this kitchen provides both functionality and style. The master bedroom offers a calm ambiance overlooking the rear yard, complete with a large built-in robe and a private ensuite. Two additional bedrooms, each with plush carpeting and built-in robes, provide ample space for family members or guests. The floor to ceiling tiled main bathroom is a haven of relaxation, featuring a large built-in bath and modern fixtures. Outside, the grassed and concreted outdoor area awaits your personal touch, offering the perfect space for outdoor dining or recreation. For added convenience, this home includes a secure double garage with additional front parking, ensuring ample space for vehicles and storage. With so much to offer, 10 Garden Court presents an exceptional opportunity to enjoy contemporary living in a desirable location. For those who enjoy shopping and entertainment, the popular Tea Tree Plaza is just a short drive away. Additionally, the Adelaide CBD is only 15 kilometers away, making it easy to access for those who need to commute. The local shopping options are also fantastic, with the Para Hills Shopping Centre and quality designer shopping at the Gepps X Home HQ just around the corner. The local community also offers several reserves and parklands, as well as various sporting and social clubs, such as the Para Hills Soccer, Community, Bowling, and Tennis Clubs. We'll see you soon. Check me out:- Torrens Title, 2023 built- Ideal 308 sqm\* allotment- Bricked facade, panel lift door- Timber-look floors- Open plan living, dining- Stylish kitchen with stone bench tops, black feature cabinetry- Stainless-steel appliances, gas cooktop- Master with large built-in robe, ensuite- 2 beds with plush carpeting, built-in robes- Floor to ceiling tiled bathroom & ensuite- Spacious grassed outdoor area- Secure double garage- And so much more... Specifications: CT // 6259/930 Built // 2023 Land // 308 sqm\* Home // 143 sqm\* Council // City of Salisbury Nearby Schools // Para Hills West Primary & The Heights School On behalf of Eclipse Real Estate Group, we try our absolute best to obtain the correct information for this advertisement. The accuracy of this information cannot be guaranteed, and all interested parties should view the property and seek independent advice if they wish to proceed. Should this property be scheduled for auction, the Vendor's Statement may be inspected at The Eclipse Office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. Bradley Foster - 0413 876 516 [bradleyf@eclipse realestate.com.au](mailto:bradleyf@eclipse realestate.com.au) RLA 277 085