

10 Parana Street, Flinders Park, SA 5025



House For Sale

Wednesday, 17 January 2024

10 Parana Street, Flinders Park, SA 5025

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 594 m2

Type: House



Anthony Fahey
0882359822



Samuel Parsons
0431934575

AUCTION ON SITE

Ideally positioned between Hartley Road and the Linear Park trail, this much loved family home is sure to impress. Situated in a tree lined street on a prime corner allotment of 594sqm approximate, offering a range of possibilities. Whether to update and renovate the existing solid brick residence, for investment or to redevelop STCC (zoned general neighbourhood) the choice is yours. Located within close proximity to all local amenities including the Linear Park trail, Nazareth College and the Fulham Gardens Shopping complex. With easy access to some of Adelaide's best beaches, and back into the Adelaide CBD, this central location ticks all the boxes. Don't miss this exciting opportunity. Auction on site Saturday 3rd of February @ 2pm! Features of the home include: - Large formal lounge room, with inbuilt wood combustion heater. - Separate dining area off the kitchen. - Neat kitchen includes timber cabinetry, MIELE oven, 900mm MIELE gas cooktop, and plenty of storage. - Bedroom 1 includes a built-in robe and ceiling fan. - Bedroom 2. - Bedroom 3 with built-in robe. - Bathroom includes both a bath and shower with a separate toilet. - Additional rumpus room that could be used as a 4th bedroom or home office. - Practical laundry room. - Undercover patio entertaining area. - Space for two vehicles undercover with both a lock up garage and carport, with entry off of Parana Street. - Garage features a full size cellar. - Additional garden shed plus wood store. - Private rear yard with lawn area, veggie patch and mature fruit trees. - Front yard with manicured lawn offers additional space for children. - Upgraded LG zoned ducted R/C system throughout. - Upgraded gas hot water unit. - Stylish selection of window treatments including sheer and block out roller blinds. All this and more in the ever popular and family friendly suburb of Flinders Park. Set within easy access to local shops, schools, parks, playgrounds and public transport. Contact Agents for further information. PLEASE NOTE THAT THE FORM 1 - VENDOR'S STATEMENT (SECTION 7) LAND AND BUSINESS (SALE AND CONVEYANCING) ACT 1994 WILL BE MADE AVAILABLE TO THE PUBLIC AT RAY WHITE HENLEY BEACH 206A MILITARY ROAD HENLEY BEACH SA FOR 3 CLEAR BUSINESS DAYS PRIOR TO THE AUCTION DATE. 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. RLA 183205