

**11/14 Bradbury Street, Parafield Gardens, SA 5107**

**Harcourts** Sergeant

**Sold House**

Friday, 18 August 2023

11/14 Bradbury Street, Parafield Gardens, SA 5107

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 124 m2**

**Type: House**



Anna Vranac  
0412871528

**\$465,000**

Paul Whitney and Harcourts Sergeant welcome you to 11/14 Bradbury Avenue, Parafield Gardens. This refreshing 3-bedroom, 2-bathroom townhouse is the perfect home for those seeking a comfortable and modern lifestyle. Built in 2007, this property boasts a spacious building area of approximately 194sqm, providing easy-care living for you and your family to enjoy or a perfect investment opportunity. At the end of the entry way, you'll be greeted by a light-filled and open plan living area, perfect for entertaining guests or relaxing with your loved ones. The modern kitchen is equipped with stainless steel appliances including dishwasher, gas cooktop, oven and range-hood along with ample bench and storage space – this will be the perfect place to whip up a delicious meal. The 3 bedrooms are generously sized and come complete with easy access to the main bathroom for convenience. The master bedroom features a walk-in robe and direct access to the main bathroom ensuring, providing you with a private sanctuary to unwind after a long day. What we also love about the home:

- Ducted air-conditioning.
- Split system downstairs.
- Outdoor entertaining + balcony access from living and master.
- Laundry in main bathroom downstairs.
- BIR in bedroom 2.
- LED downlighting throughout.
- Shed.
- Under-stair storage accessed from garage.
- Single garage.
- Low maintenance.

Situated in a prime location, this townhouse enjoys close proximity to an array of desirable amenities. Within walking distance, you'll find Aldi, Slug 'N' Lettuce, Parafield Gardens Recreation Centre, and Hollywood Plaza. In just a few moments, you can reach Martins Plaza Foodland, gyms, hair salons, pharmacies, doctors' surgeries, chemists, numerous fast-food restaurants, and petrol stations. Several schools are conveniently nearby, including Salisbury Downs Pre-School and Primary School, Thomas Moore College, and Riverdale Primary School – just to name a few. With the Salisbury and Mawson Lakes interchanges a short distance away and multiple bus stops within reach, commuting to the city, approximately 30 minutes is a breeze. This townhouse offers an exceptional lifestyle for first home buyers, downsizers, and investors alike, promising impressive returns. For more information call Paul Whitney on 0433 273 034 or Anna Vranac on 0412 871 528. We look forward to meeting you at our open home!

Rental Appraisal: \$460 - \$510 Per Week. Year Built | 2007 Dwelling size | 194sqm (approx.) Land Size | 124sqm (approx.) 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. Should this property be scheduled for auction, the Vendor's Statement may be inspected at the Harcourts Sergeant office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 257454