

**11 Hatherleigh Road, Parafield Gardens, SA 5107**



**House For Sale**

Wednesday, 10 April 2024

**11 Hatherleigh Road, Parafield Gardens, SA 5107**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 750 m2**

**Type: House**



Shaun Roberts  
0435367534



Dean King  
0499497898

## **Auction Saturday 27th at 11am on-site**

Auction Location: On-site Situated on a large 750m<sup>2</sup> approx. allotment is this delightful 3 bedroom family home offering an abundance of space under roof for your enjoyment. Whether you're looking to move in or rent out with plans for future development (subject to planning approval), this home is guaranteed to appeal to many. With three spacious living areas, a central kitchen with gas cooktop, and meals area, and the convenience of ample off-street parking for family and guests. With a low maintenance paved rear yard with shaded vegetable gardens you may even like to try your hand at growing your own produce once you move in! Features include: \* Large 750m<sup>2</sup> (approx.) allotment of land with no easements\* Frontage of 21.33m (approx.) and 34.74m (approx.) deep \* 3 bedrooms, bedroom 1 and 3 with built in robes \* Front formal lounge \* Central kitchen with ample bench space, gas cooktop, oven and rangehood \* Casual meals area \* Spacious central living room with guest toilet and washroom\* Main bathroom/shower and separate toilet \* Additional large rumpus room with split system wall unit air conditioner \* Split system wall unit for heating/cooling needs in main living area\* Double auto garage with internal access to the home\* Ample space in front yard for multiple vehicle parking \* Ducted evaporative cooling and ducted gas heating in bedrooms, kitchen/meals and lounge area\* Verandah outdoor area, paved yard with shaded veggie gardens\* Solar panels saving you \$\$ on your electricity bills Walking distance to Karrendi Primary School and Parafield Gardens High School for those with children, along with easy accessibility to the Parafield Gardens Train station and Parafield Plaza Supermarket. Situated in a wonderful location offering convenience to popular nearby attractions, sure to appeal to owner occupiers and investors alike. Enquire today! 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 either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 208516