

12 Melanie Court, Paralowie, SA 5108



House For Sale

Monday, 27 May 2024

12 Melanie Court, Paralowie, SA 5108

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 594 m2

Type: House



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Auction On-site Sunday 16th June 11:00AM

Spacious corner block in this thriving northern pocket known for its neighbourly vibe, abundance of leafy reserves, and arm's reach access to a variety of bustling shopping precincts, 12 Melanie Court delivers superb size and space for soon-to-be or established families to happily step straight into. Behind a neat, tidy and rendered frontage, discover a free-flowing footprint of easy modern contemporary finesse. Gliding over warming floating floors, enjoy options to entertain friends or simply relax and unwind with the kids with a generous formal lounge and dining, or keep the resident foodie in good company with a casual family and meals zone as they whip-up daily deliciousness. Together with wide glass sliders that let you seamlessly shift from the cosy inside to a sprawling, fully covered outdoor entertaining area perfect for fun-filled barbeque catch-ups, hosting the weekend's big game, birthdays, parties and everything else in between - the lifestyle options to live your best life here can't be overstated. The familiar 3-bedroom footprint sees loads of practicality too, as the light-filled master bedroom features both walk-in wardrobe, as well as clever ensuite access to the main bathroom, while both additional bedrooms also see handy built-in robes. The laundry is functional, there's ducted evaporative AC throughout to soothe the summer heat, while outside offers a double garage - perfect for a rumpus, games room or workshop, a number of garden sheds to store all your tools and toys, as well as a double carport behind a pair of roller doors. With excellent practicality inside, sweeping space outside including a lush lawn for the kids to play or family pooch to roam, along with public and private school options moments from your front door, Paralowie Village and Springbank Plaza both right around the corner for all your daily essentials, and a stone's throw to the North-South Motorway for super quick commutes in and out of metro Adelaide...this is every bit a fantastic base to plant your feet!

FEATURES WE LOVE

- Dual-living areas perfect for family-friendly entertaining with a spacious lounge and dining, as well as a cosy casual meals and sitting area adjoining the kitchen
- Practical foodie's zone featuring great bench top space, abundant cabinetry and cupboards, and stainless appliances including gas stove top
- Generous master bedroom with ceiling fan, WIR and ensuite access to the main bathroom featuring separate shower and bath, as well as separate WC for added family convenience
- 2 additional ample-sized bedrooms, both with BIRs and one with ceiling fan
- Sprawling outdoor entertaining area, double garage and double carport with roller doors
- Lush lawn area, and multiple storage sheds
- Neat and tidy street frontage set on a 594sqm (approx.) corner allotment

LOCATION

- Nearby to a range of leafy parks, playgrounds and reserves inviting endless weekend adventure
- Around the corner from Temple Christian College, and Paralowie Primary and High School
- Great shopping options with Paralowie Village and Springbank Plaza both close by, as well as a quick 5-minutes to Hollywood Plaza and less than 10 to Parabanks for more excellent shopping, café and entertainment options

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

Norwood RLA 278530 Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details: Council | SALISBURY Zone | GN - General Neighbourhood Land | 594sqm (Approx.) House | 314sqm (Approx.) Built | 1996 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa