

12 Tania Street, Paralowie, SA 5108



House For Sale

Friday, 24 May 2024

12 Tania Street, Paralowie, SA 5108

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 626 m2

Type: House



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0478056770

AUCTION SAT 8 JUN 4:45PM

Discover quality, space, and security in this welcoming home, ideally located close to all essential amenities. Perfect for families or investors, this property is tenanted at \$475 per week until November 7, 2024, with the option to renew or exit the tenancy. As you step inside, you're greeted by crisp floating floors and neutral tones, creating a vibrant, modern ambiance throughout. The quality soft furnishings add a touch of elegance to the home. The generous living room is a bright, inviting space, with large picture windows allowing natural light to fill the room. The combined kitchen and meals area seamlessly integrates with the living space, making it perfect for family gatherings. The fabulous, repurposed Jag kitchen features a freestanding stainless steel stove with an induction cooktop, a wide double sink, timber grain cabinetry, tiled splashbacks, ample cupboard space, and a handy breakfast bar. All three bedrooms are spacious and well-proportioned. The master bedroom and bedroom three both include built-in robes, with the master featuring a mirror panel door for added style. The original bathroom has been enhanced with contemporary upgrades, including modern tapware, a frameless shower screen, and a wide vanity. A separate toilet and a walk-through laundry complete the interior layout. For added security and peace of mind, most windows are fitted with roller shutters. The lock-up gates and high fencing allow you to let the kids play safely. The exterior of the home boasts a single fully enclosed carport with a roller door that can accommodate two cars, and an additional garage with workshop space, power, and lights.

Features:-
Stunning polished timber floors- Generous living room with quality soft furnishings and abundant natural light- Combined kitchen/dining area adjacent to the living room- Repurposed Jag kitchen with a freestanding stainless steel stove and induction cooktop- Wide double sink, timber grain cabinetry, tiled splashbacks, ample cupboard space, and a handy - breakfast bar- Three spacious bedrooms, all well-proportioned- Master bedroom and bedroom three with built-in robes- Upgraded bathroom with modern tapware and fittings- Walk-through laundry and separate toilet- Wide rear verandah for alfresco living- Spacious lawn-covered rear yard and rear verandah- Ducted reverse cycle air-conditioning- Single carport with roller door- Large garage/workshop with tilt-up door- Lock-up gates and high fencing to the street- High ceilings- Newly painted roof

Location: Nestled within easy reach of the quality parklands and reserves that Salisbury Council is renowned for, including the Little Para Golf Course and Linear Park right across the road. Yalumba Drive Reserve and Fairbanks Drive Reserve are within walking distance, and the Burton Road Wetland and Kaurna Wetlands are ideal for casual exercise. For shopping needs, Hollywood Plaza Shopping Centre is within walking distance, and Springbank Plaza Shopping Centre is also nearby. Public transport is conveniently located with a bus route at your doorstep.

Schools: This home is zoned for Paralowie School, with other nearby schools including Salisbury North Primary School, Bowden Brompton CS Northern Middle School Campus, Salisbury Primary School, and Riverdale Primary School.

This property is tenanted for \$475 per week and will expire on the 7th November 2024. The option to renew or exit the tenant is available.

Property Details
House Size: 99m² Approx
Built: 1965 Approx
Block Size: 626.66m²
Approx Frontage: 22.5m Approx
Zoning: General Neighbourhood
Council Area: City Of Salisbury
Council Rates: \$1,249
Approx Water Rates: \$153 Per Quarter
Approx Strata Rates: N/A
Tenancy: \$475 P/W
Tenancy Expiry: 7th Nov 24

Price Guide: The property is being offered by way of public auction. No price guide will be given under the vendors' instruction, however recent sales data will be provided upon request via email and at the open inspections.

***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.

Ray White St Peters RLA328740

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.