

**13/10 Danehill Drive, Paralowie, SA 5108**



**Townhouse For Sale**

Saturday, 2 December 2023

13/10 Danehill Drive, Paralowie, SA 5108

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 215 m2**

**Type: Townhouse**



Raymond Pham

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## Best Offer by 10th of December 2023 (USP)

Experience the epitome of modern living in this stunning two-story townhouse nestled in the heart of Paralowie. As your dedicated real estate professional, I am thrilled to present this exquisite property that seamlessly combines contemporary design, comfort, and functionality. Proudly Presenting 13/10 Danehill Drive Paralowie by Team Raymond Pham EXP Realty. As you approach this Paralowie haven, the exterior radiates modern elegance with its well-maintained facade and a single garage adorned with an automatic panel lift door. The low-maintenance front garden welcomes you, setting the tone for a property that seamlessly blends style and practicality. The contemporary design, only a year old, hints at the sophistication awaiting within. As you step through the front door into a world of refinement, a thoughtful touch awaits in the form of a small storage space, providing a convenient spot to stow away everyday items. This clever addition ensures that the entrance remains uncluttered, creating a seamless and inviting transition into the home. Imagine a stylish hallway table accentuating this space, ready to showcase your personal touch and set the tone for the refined living areas beyond. The entrance gracefully guides you into an open-plan living space, where the quality timber flooring underfoot exudes warmth and sophistication. The stone bench kitchen stands as the centerpiece, boasting glossy cupboards and overlooking both the dining and living areas. This harmonious layout not only encourages social interaction but also makes entertaining a delight. The natural light streaming through the windows enhances the airy ambiance, creating an inviting atmosphere that beckons you to unwind. Venture upstairs, and a sense of tranquility envelops you. The staircase leads to more spaces designed for comfort and relaxation. The cozy bedrooms, each adorned with warm carpets, offer a private retreat, while the modern and spacious bathrooms promise a touch of luxury. The double-storey design ensures a seamless transition between the living and private quarters, creating a home that balances aesthetics with practicality. From the outside to the heart of the home and beyond, this Paralowie residence invites you to experience contemporary living in a space that effortlessly combines style with functionality. Elevate your living experience with a thoughtfully double-storey layout, maximizing space and creating a sense of openness throughout the home with some of other features vendors have enjoyed over the year: \* This home offers a fresh, clean canvas for you to personalize and make your own. \* 3 generously sized carpeted bedrooms all with glassy built-in robes, providing the perfect retreat for relaxation and rejuvenation. \* Elegant bathrooms featuring modern fixtures and finishes that elevate your daily routine. \* Convenience meets style with an automatic panel lift single garage, ensuring secure parking and easy access to your urban oasis. \* Modern Construction (Built in 2022) is promising a home that is not only stylish but also built with the latest standards in mind. \* Stay comfortable year-round with ducted reverse cycle heating and cooling, providing the perfect climate control for every season. \* Quality Timber Flooring with downlights in the hallway, kitchen, and living areas creating a warm and inviting ambiance. \* The open-plan kitchen featuring a stone bench, ample glossy cupboards, and a layout that effortlessly integrates with the dining and living areas. \* Impress your guests with the added convenience of a powder room, ensuring a comfortable experience for visitors. PLUS MUCH MORE! Located in a highly sought-after neighborhood, this property is within easy reach of schools, shopping, dining, and recreation. Close proximate to Paralowie Plaza and Paralowie Village Shopping Centres which include Coles and Woolworths as well as an abundance of food options. Hollywood Plaza and Parabanks Shopping Centre's are also moments away. The Salisbury interchange and Northern Expressway are also nearby making trips to the city easy approximately half an hour away. You'll also be within walking distance to Temple Christian College, Riverdale Primary School and The Pines Primary School also nearby. Don't miss the opportunity to make this beautiful property your own! Contact Team Raymond Pham on 0430 035 933 today to schedule a viewing and embark on a journey to call this Paralowie gem your home sweet home. Add this gem into your investment portfolio. CT 6249/660 Year Built / 2022 (approx) Land Size / 215sqm (approx) Zoning / R - Residential Local Council / City of Salisbury Council Rates / \$1156.8 p.a (approx) Internal Living / 100sqm (approx) Total Building / 121sqm (approx) Construction / Brick Veneer Gas / Connected Sewerage / Mains Disclaimer: The information contained in this website has been prepared by eXp Australia Pty Ltd ("the Company") and/or an agent of the Company. The Company has used its best efforts to verify, and ensure the accuracy of, the information contained herein. The Company accepts no responsibility or liability for any errors, inaccuracies, omissions, or mistakes present in this website. Prospective buyers are advised to conduct their own investigations and make the relevant enquiries required to verify the information contained in this website. RLA 322 628 RLA 300 185