

14 Filmer Avenue, Para Hills, SA 5096

HARRIS

House For Sale

Thursday, 13 June 2024

14 Filmer Avenue, Para Hills, SA 5096

Bedrooms: 3

Bathrooms: 1

Parkings: 5

Area: 1142 m2

Type: House



Andrew Farnworth
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Contact Agent

Andrew Farnworth and Harris Real Estate proudly present 14 Filmer Avenue, Para Hills, a home that offers unparalleled potential and comfort on a sprawling 1,142sqm easement-free block. This property is perfect for families, investors, or those looking to capitalize on future development opportunities. Upon arrival, dual driveways provide ample secure car accommodation, welcoming you into this expansive residence. Step inside to find an enormous lounge, perfect for spreading out and relaxing with loved ones. The adjacent kitchen and meals area is thoughtfully designed for both meal preparation and family interaction, featuring a gas cooktop, oven, rangehood, and plenty of bench and cupboard space to delight the chef. Down the hallway, you'll discover three bedrooms, one with built-in robes, all sharing convenient access to a well-appointed bathroom with a bath, shower, and a separate toilet to ensure smooth, busy mornings. Comfort is assured year-round with ducted evaporative cooling, two split system air conditioners, a gas heater, and ceiling fans throughout the home. Outside, this property transforms into an oasis with a spa, swimming pool, and a tennis court, ensuring you're the envy of all your friends. The expansive undercover entertaining area overlooks a lush lawn where kids and pets can play, and a garage provides additional room for all your toys. Situated in a prime location, 14 Filmer Avenue offers easy access to local schools, parks, shopping centers, and public transport, making it the ultimate living destination. Don't miss this incredible opportunity to secure a home with immense future potential. Contact Andrew Farnworth today for more information or to schedule an inspection.

Specifications: CT / 5652/308 Council / Salisbury Zoning / GN Built / 1963 Land / 1142m² (approx) Frontage / 18.4m Council Rates / \$17432.20pa Emergency Services Levy / \$260.45pa SA Water / \$220pq Estimated rental assessment / \$530 - \$580 per week / Written rental assessment can be provided upon request

Nearby Schools / Glenelg P.S, Warradale P.S, Ascot Park P.S, Hamilton Secondary College, Springbank Secondary College

Disclaimer: 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 any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 330069