

**14 Parkway Circuit, Parafield Gardens, SA 5107**



**House For Sale**

Wednesday, 10 January 2024

14 Parkway Circuit, Parafield Gardens, SA 5107

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 600 m2**

**Type: House**



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## Auction On-Site Saturday 27th January 6:15PM

Step into the warmth of this inviting three-bedroom, two-bathroom haven, where every detail is a testament to comfort and style. The journey begins in the entry room, leading you through the living areas adorned with stunning polished timber floors, creating an ambiance of timeless elegance. The bedrooms offer comfort with built-in wardrobes, while the master suite boasts a walk-in robe and ensuite for added privacy. The main bathroom invites relaxation with a separate bathtub, shower, and vanity storage, accompanied by a separate toilet. Cooking becomes a joy in the well-appointed kitchen featuring gas cooking, a dishwasher, and a breakfast bar at the heart of the home. The kitchen seamlessly connects to a central living area, complemented by a separate dining and lounge room. Extend your living space outdoors to the fabulous entertainment area with a pitched roof verandah and a grassed space filled with fruit trees, creating a private oasis. An attached double garage and a spacious powered workshop cater to your parking needs, accommodating up to six vehicles securely. Additional features of the home include an internal laundry room, a rainwater tank for the garden, and a solar system for energy efficiency, while reverse-cycle ducted air ensures a cozy atmosphere throughout the seasons. This property is not just a home; it's a lifestyle. Beyond the fenced yard, discover various amenities, including transport, schools, shopping centres, reserves, and playgrounds - you can simply settle in and enjoy the comforts of a well-designed, perfectly positioned home.

**Property Features:**

- Three-bedroom and two-bathroom home
- The master bedroom has a ceiling fan and bay windows, a walk-in robe and a private ensuite with floor-to-ceiling tiles
- The minor beds have built-in wardrobes
- Front lounge and dining room to relax and entertain
- Additional family or meals area connects to the outdoor entertaining space
- The kitchen has a Westinghouse dishwasher, a breakfast bar, a built-in stove, tiled floors, and ample storage
- The main bathroom has a bathtub, corner glass shower, vanity storage, floor-to-ceiling tiles, and a separate toilet
- Internal laundry room with backyard access
- Polished timber floors throughout the home
- Reverse cycle ducted air conditioning for comfort
- Gas hot water system with remote digital temperature controllers
- Curtains fitted throughout the home
- External roller shutters on the master bed and lounge room windows
- Two kw/h solar panel system to reduce energy costs
- Rainwater tank in the low maintenance backyard with multiple fruit trees
- Large outdoor entertaining area with a pitched roof verandah and concrete floors
- Attached double garage with drive through roller door to the additional powered, double garage or workshop
- Abundant off-street parking for up to six vehicles
- Solid brick home with a tiled roof
- Karrendi Primary School is only four minutes away

**Schools:** The nearby unzoned primary schools are Karrendi Primary School, Parafield Gardens Primary School, Salisbury Downs Primary School, and Riverdale Primary School. The nearby zoned secondary school is Parafield Gardens High School. Information about school zones is obtained from [education.sa.gov.au](http://education.sa.gov.au). The buyer should verify its accuracy in an independent manner.

**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 | 600sqm (Approx.) House | 255sqm (Approx.) Built | 2008 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa