

140 Milne Road, Para Hills, SA 5096



House For Sale

Wednesday, 10 January 2024

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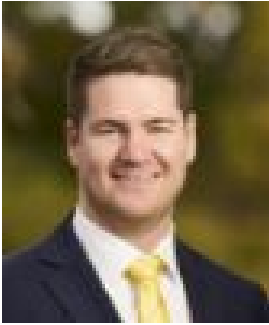
Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 700 m2

Type: House



Tim Knowling
0451667360



Andrew Welch
0870821411

Auction Thu 25 Jan at 4:30pm on site

Beautifully presented throughout, this family residence offers space and flexibility in an up-to-four bedroom layout delivering an idyllic low-maintenance lifestyle. Exceedingly comfortable, the home showcases generous family proportions unfolding to a serene rear sanctuary for secluded alfresco and poolside entertaining. The generous entry hall and passage is flooded with natural light from the large picture window in the lounge/formal dining room. The three bedrooms flow off the passage - the front main bedroom is fitted with built-in robes, as is the third bedroom, which also steps out through sliders to the rear entertaining zone. The expansive upstairs bedroom adds to the home's versatility. This family room/fourth bedroom (or perhaps a home office) is a bonus that will appeal to families - fully carpeted and kept comfortable year-round by the split system air conditioner. It spills out to a fabulous balcony where you can enjoy beautiful views of hills from the East, West and South. Overlooking the sparkling pool, the spacious skylit eat-in kitchen features plenty of cabinetry, a generous walk-in pantry and Miele dishwasher. At the rear, with an outlook firmly focussed on relaxed outdoor living, the impressively-sized multi seasonal verandah offers plenty of undercover space for family and friends to enjoy alfresco living and dining while enjoying poolside views. This summer, you won't have to worry where the kids are; and you can look forward to coming home for a refreshing swim in your own pool - perfect for washing away the day's worries. The bathroom offers a bath and walk-in shower; a separate w.c. serves for added convenience, while the laundry with rear access is also central to the needs of the household. On a generous 700sqm approx allotment with an approx 18m wide frontage, the property also includes:-

- Ducted reverse-cycle air conditioning throughout ground level
- Split system air conditioner in upstairs' family/fourth bedroom
- Ceiling fans in all bedrooms
- Pull-down weather-safe shades on outdoor verandah
- 18 solar panels (6.6kw system with battery storage of 5kw) saving on electricity bills
- Fully-fenced in-ground pool
- Garden shed
- Garage with auto roller door, plus rear & internal access
- Rainwater tank

Delivering exceptional family lifestyle credentials, this home is walking distance to East Para Primary School, and within close proximity to Para Vista Primary, The Heights School and Modbury High. Bus stops are conveniently out the front, and there is a tempting choice of shopping options nearby, just minutes to Para Vista Shopping Centre, Ingle Farm Shopping Centre, the retail and entertainment venues at Westfield Tea Tree Plaza, or alternatively, it is a comfortable 25-minute commute to the CBD. Auction: Thursday 25th January at 4:30pm on site CT: 5338/769 Council: Salisbury RLA 312012