

**16 Power Court, Para Vista, SA 5093**

ALL ADELAIDE

**House For Sale**

Wednesday, 8 November 2023

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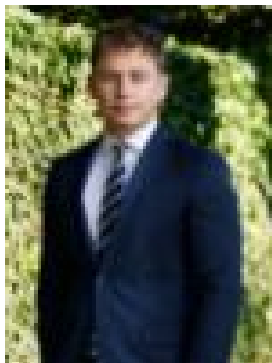
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 323 m2**

**Type: House**



Blake Bryant  
0476957176

## **Auction On site: Sunday 26th November 5:00pm**

Constructed in 2018, this one owner courtyard residence offers 2 spacious living areas and 3 generous bedrooms across a thoughtful modern design, perfect for the younger family starting or an ideal investment option. Your privacy and peace of mind are paramount with high fencing all round, security roller shutters to the bedroom windows, along with an auto sliding gate to the street, ensuring only welcome visitors enter the yard. Sleek timber look floating floors and fresh neutral tones flow effortlessly from gallery-style entrance through to a bright central living room, the perfect spot for the kids to play or ideal for your formal entertaining. Relax in every day casual comfort in a generous combined family/dining room where a quality appointed kitchen overlooks. The kitchen features stone look bench tops, glass cooktop, stainless steel appliances, double sink, corner pantry and breakfast bar to the dining area. Entertain outdoors under a full width alfresco pergola, peacefully nestled in a private rear yard and offering low maintenance, easy care upkeep. A generous side yard with rainwater tank and tool shed is a great place for the pets and any future garden improvements. All 3 bedrooms are of generous proportions. The master bedroom features 'his & hers' walk-in robes, custom feature wall with sidelights and a bright ensuite bathroom. Bedroom 2 offers a built-in robe with mirror panel doors. A bright main bathroom, separate toilet and clever walk-through laundry complete the interior, while a single garage with auto roller door offers sheltered accommodation for the family car. A feature packed, one owner home in a great location and well worth your inspection. Briefly: \* Peaceful & private courtyard residence on corner allotment \* Constructed in 2018 for the current owner \* Sleek timber look floating floors and fresh neutral tones \* Spacious central living room, ideal for formal entertaining \* Generous open plan family/dining room with kitchen overlooking \* Kitchen offers stone look bench tops, glass cooktop, stainless steel appliances, double sink, corner pantry and breakfast bar to the dining area \* Full width rear alfresco entertaining pergola in low maintenance backyard \* Clever utility yard with rainwater tank and tool shed \* 3 spacious bedrooms \* Bedroom 1 with 'his & hers' walk-in robes, custom feature wall with sidelights and a bright ensuite bathroom \* Bedroom 2 with built-in robe (mirror panel doors) \* Bright main bathroom and separate toilet \* Clever walk-through laundry with exterior access \* Single garage with auto roller door \* Security roller shutters to the bedroom windows \* Automatic sliding gate and high fencing to the street \* Ducted reverse cycle air-conditioning throughout \* Ideal corner position adjacent nature verge Centrally located amongst various parks and reserves, all just a casual stroll from your front door. Local social and sporting clubs include the Ingle Farm Little Athletics and Soccer Clubs and the Northern Districts Baseball Club. Local schools in the area include Para Vista Primary (just a short walk away), The Good Shepherd Lutheran School, (also with-in walk-in distance), Ingle Farm and East Para Primary Schools, along with Modbury West School, Valley View Secondary School and St Pauls College. Ingle Farm Shopping Centre is just down the road, along with Clovercrest Village, perfect for your daily needs, with boutique and specialty shopping available at Tea Tree Plaza along with cinemas, restaurants and entertainment. Public transport is available on Nelson Road and Montague Road as are the local shops and IGA Para Vista. 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. The vendor's statement (Form 1) will be made available at 193 North East Road Hampstead Gardens for 3 consecutive business days prior to the Auction as well as at the premises on the day 30 minutes prior to the Auction.