

17 Parana Street, Flinders Park, SA 5025



House For Sale

Tuesday, 21 November 2023

17 Parana Street, Flinders Park, SA 5025

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 630 m2

Type: House



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Auction On-Site Saturday 9th December 10:00AM

This much-loved, mid-century beauty wonderfully positioned in the heart of the sunny west delivers an idyllic canvas where further updating the already flexible floorplan will give eager families a picture-perfect start without breaking the bank. Beautifully maintained inside and out in this family-friendly and residents' only enclave a short walk to local schools, enjoy a bright and airy lounge just a welcome conversation away from the light-filled dining and stone-topped designer kitchen, inviting fun-filled company while you cook delicious mid-week dinners or embrace easy indoor-outdoor entertaining with effortless flow to the alfresco. The property-wide verandah means long lunches with friends and family will quickly become regular weekend rituals, while the sunbathed and sparkling swimming pool promises hours of summer fun for the kids as much as the adults. Along with a sweeping outdoor rumpus room ready to double as a teenage retreat, studio or inspiring home office - 17 Parana Street keeps the surprises coming and the long-term versatility very much front of mind. Immaculately presented, and with a manicured street presence of neat lawns, flowering gardens and timeless facade, this 630m² allotment will have you brimming with excitement of what could be. Plus, with incredible lifestyle appeal that puts the iconic Linear Park cooee from your front door for scenic weekend walks or rides, Flinders Park Primary and Underdale High both moments away for stress-free morning commutes with the kids, and an array of vibrant shopping centres all a quick trip in any direction, the everyday convenience is truly hard to beat.

FEATURES WE LOVE

- Lovely and light-filled lounge with wide windows and soft carpets
- Adjoining casual dining and sparkling, stone-topped chef's zone flush with crisp cabinetry and cupboards, sleek induction cook top for easy cleaning, and stainless appliances including dishwasher
- 3 ample-sized bedrooms, all with soft carpets and wide windows, two with handy ceiling fans
- Light and bright updated bathroom featuring separate shower, relaxing spa bath and lots of natural light
- Practical laundry, separate WC for added convenience, as well as ducted AC throughout for year-round comfort
- Spacious outdoor entertaining area overlooking the picture-perfect and sparkling swimming pool
- Large outdoor rumpus for more great living and entertaining options, as well as the potential for a studio or home office
- Beautiful frontage of neat lawns and established gardens, as well as secure double carport
- Automatic watering system for the whole garden including lawns
- Whisper-quiet address nestled on a residents' only cul-de-sac

LOCATION

- Incredible access to the iconic Linear Park inviting an active, outdoors lifestyle
- Walking distance to both Flinders Park Primary, as well as Underdale High for great morning convenience
- Moments to Findon and Fulham Gardens Shopping Centre, Brickworks Markets and Welland Plaza for wonderful shopping options
- Only 5km to the soft sands of Henley Beach and only 10-minutes to Adelaide CBD

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.

Grange RLA 314 251 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 | City of Charles Sturt Zone | GN - General Neighbourhood \\ Land | 630sqm (Approx.) House | 203sqm (Approx.) Built | 1965 Council Rates | \$1,782.65pa Water | \$212.35pa ESL | \$414.30 pa