

# 18 Caroline Drive, Paralowie, SA 5108

## House For Sale

Wednesday, 3 April 2024

18 Caroline Drive, Paralowie, SA 5108

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 557 m2

Type: House



Ben Gow

0490532738



Amanda Robles

0450727476

**\$599k-\$639k**

Ben Gow & Harris Real Estate is proud to present to the market this bright and beautiful abode, neatly positioned amongst other modern contemporary homes and perfectly suited to those seeking a peaceful suburban lifestyle. A charming brick facade welcome you to the property where you will find three bedrooms, spacious study, two bathrooms, generous living areas and an expansive backyard. Stepping inside you will be greeted by the home's sleek modern feel with its open plan feel and soft modern colour palette. The home features tiled floors throughout for easy maintenance and a clean contemporary feel. The floor plan offers 3 well-sized bedrooms, with the master making for an indulging adults escape with a spacious walk-in robe and private en-suite bathroom. The two guest bedrooms all have built-in robes, vertical blinds for privacy and security screens. All bedrooms are located only a few steps away from the family bathroom complete with single shower, large bathtub, single vanity, and a separate toilet. The kitchen is open plan to the family and meals space and comes well-equipped for the savvy home cook with a gas cooktop, easy care laminate bench top with ample space and loads of storage within the under bench and overhead cabinetry. Daily living will be spent within this open living space which offers ample room to relax and unwind with family and friends. A sliding glass door opens to the outdoor verandah and fully-fenced backyard, offering a seamless extension of the space and the ultimate spot for entertaining guests or for quiet relaxation. Fantastic property features include:- Ducted reverse cycle air-conditioning throughout- Three bedrooms, two bathrooms and a study- Master bedroom with walk-in robe and en-suite- Two guest bedrooms with built-in robes- Double garage with dual roller doors and internal access. Ideally located at the end of a Court in the heart of Paralowie, you'll have many facilities close by including Hausler Reserve, Little Para River and Fairbanks Drive Reserve. Paralowie R-12 School, Temple Christian College, Bethany Christian School are all nearby as is Good Start and Bright Side Early Learning Centres. Hollywood Plaza and Parabanks Shopping Centres are just a short drive away and there is also easy access to public transport links. Whites Road Shopping complex would be the nearest to you offering a large Woolworths and many other specialty shops. The Northern Connector and Salisbury Highway also ensure a smooth commute to the Adelaide CBD. Call Ben Gow now on 0490532738 to enquire or view. Specifications: CT / 5897/653 Council / Salisbury Zoning / GN Built / 2004 Land / 557m<sup>2</sup> (approx) Council Rates / \$1765.00pa Emergency Services Levy / \$130.00pa SA Water / \$234.20pq Estimated rental assessment / \$500 - \$550 per week / Written rental assessment can be provided upon request. Nearby Schools / Paralowie School, Riverdale P.S. 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