

18 Vivian Court, Para Hills West, SA 5096



Sold House

Friday, 11 August 2023

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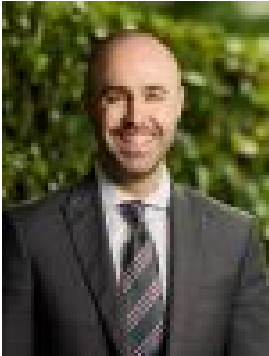
Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 563 m2

Type: House



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\$599,000

Delightfully nestled in a verdant tree lined street, in a quiet, family friendly area, this stylish family home has plenty to offer. Relax in a pleasant, light filled living room where floating floors and neutral tones create a comfortable interior ambience, or walk on through to a spacious kitchen and adjacent family/dining, providing that valuable extra living space. The generous dining room offers direct exterior access to the rear yard, while the kitchen provides a double sink with filtered water, raised breakfast bar, solid timber cabinetry, walk-in pantry, modern appliances and plenty of space for your creative cooking. Step outdoors and enjoy alfresco entertaining under a wide, opaque covered pergola, the perfect spot for weekend barbecues or to entertain larger groups. Sit back and relax as you enjoy the outlook over the manicured gardens and sweeping lawns of this appealing, established backyard that provides plenty of space for the kids to play. All 3 bedrooms are of generous portion and have fresh quality carpets. The master bedroom features a ceiling fan, built-in robe with mirror panel doors and bright ensuite bathroom. Bedrooms 2 and 3 also offer built-in robes. Bedroom 2 has a ceiling fan. Quality wet areas include a bright main bathroom with separate bath and shower, a separate toilet and a clever walk-through laundry with exterior access. An oversized single garage with auto roller door and rear access roller door offers valuable lock-up accommodation for the family car and a little more for your storage or workshop requirements. A very tidy package that will appeal to investors and home buyers alike. Briefly: * Fabulous family home nestled on boutique garden allotment * 3 spacious bedrooms across a 6 main rooms design * Spacious living room with floating floors and ample natural light * Generous dining room adjacent functional kitchen * Dining room with sliding door access to rear pergola * Kitchen featuring double sink with filtered water, raised breakfast bar, solid timber cabinetry, walk-in pantry, modern appliances * All 3 bedrooms of generous proportion, all with quality carpets * Master bedroom with built-in robe, ceiling fan and ensuite bathroom * Bedrooms 2 and 3 with built-in robes * Bedroom 2 with ceiling fan * Large opaque covered pergola over paved patio * Manicured rear yard with established gardens and sweeping lawns * Bright main bathroom with separate bath and shower * Separate toilet * Walk-through laundry with exterior access * Oversize single garage with auto roller door and rear access roller door * Garage with plenty of storage or workshop space * Affordable family home in fabulous area Centrally located within easy reach of all amenities. Local primary schools include Para Hills School, East Para School, Keller Road Primary, North Ingle School and Pre School, Para Hills West Primary. The zoned secondary school is Para Hills High, (within walking distance). Kesters Road Child Care Centre and Liberman Kindergarten are nearby for the younger family. Quality shopping can be found just down the road at Para Hills Shopping Centre and the Gepps Cross Lifestyle shopping Precinct further afield. The local area has many reserves and recreational parklands including The Paddocks, (dog friendly park), Lindblom Park, Rowe Park and Pooraka Triangle Park, plus Para Hills Soccer, Community, Bowling and Tennis Clubs just a short walk away. Zoning information is obtained from www.education.sa.gov.au Purchasers are responsible for ensuring by independent verification its accuracy, currency or completeness. 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. RLA 322799 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. Ray White Campbelltown are taking preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing will be required at this open inspection. Property Details: Council | SALISBURY Zone | GN - General Neighbourhood \\ Land | 563sqm (Approx.) House | 167sqm (Approx.) Built | 1977 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa