

**19 Booloo Street, Para Hills West, SA 5096**

**Raine&Horne.**

**Sold House**

Thursday, 12 October 2023

19 Booloo Street, Para Hills West, SA 5096

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 636 m2**

**Type: House**



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**\$621,000**

Welcome to a property that defies initial impressions! Nestled in a peaceful and inviting neighbourhood, this charming home offers investors, developers, and new homeowners a remarkable opportunity. Situated within a 10-minute walk of Para Hills High School and Para Hills West Primary School and just an 8-minute drive to the University of South Australia campus at Mawson Lakes, this property boasts unrivalled convenience and coveted amenities. The generously proportioned open-plan living area seamlessly integrates with the dining space and a modern kitchen, creating an ideal environment for entertaining loved ones. The recently renovated kitchen features a brand-new gas oven and cooktop appliances, complemented by ample storage space. This property comprises three bedrooms, each showcasing wooden floorboards and split air-conditioning units for year-round comfort. Additionally, built-in robes enhance convenience in each bedroom. The bathroom impresses with its floor-to-ceiling tiles, a separate bathtub, and a separate toilet. Prioritising comfort, this home offers ducted evaporative air conditioning and a gas heater to maintain a cozy ambience throughout the seasons. Further enhancing security is the alarm system, while including a solar panel system reduces energy costs. The property is fully fenced, ensuring privacy and safety. Adding to the versatility of this residence is the rear rumpus room, suitable for use as an additional bedroom or a home office, with convenient access via the side gate. The corner block layout includes dual driveways secured behind an entrance and an outdoor shed for additional storage. Ample outdoor areas, including sheltered spaces, provide ideal settings for quality family time. Key Features: • Expansive 636 sqm corner lot adjacent to a park. • Spacious living and family areas for flexible living arrangements. • Sleek, tiled-to-ceiling bathroom for modern appeal. • Spacious yard for outdoor activities and relaxation. • Stainless steel kitchen appliances, including a gas cooktop, dishwasher, and oven. • Ducted evaporative cooling system for efficient climate control. • Split air conditioners in each room, ensuring comfort and efficiency. • Solar panels for cost savings on energy bills. • Elegant floorboards throughout the entire residence. • Ample built-in storage solutions in every room and corridor. • Bonus rumpus in the backyard or for additional storage or home office. • Abundance of large windows allowing ample natural light, with two roller shutters. This residence is a hidden gem in Para Hills West, offering a modern, comfortable living experience surpassing its initial exterior appearance. Do not miss out on exploring this remarkable property with boundless potential. Contact Soe at 0410 411 090 TODAY to schedule a viewing and discover more about this exceptional property! \*Disclaimer: Neither the Agent nor the Vendor accepts any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and is advised to enquire directly with the agent to review the certificate of title and local government details provided with the completed Form 1 vendor statement. The Vendor's Statement (Form 1) will be available for perusal by members of the public at the office of the agent at Raine & Horne Unley, 4/215-217 Unley Road, Malvern, for at least 3 consecutive business days immediately preceding the auction and at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction.