

19 Charmaine Avenue, Para Vista, SA 5093



House For Sale

Friday, 1 December 2023

19 Charmaine Avenue, Para Vista, SA 5093

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Chris Browne

\$685,000 - \$720,000

Circa built 2008 on a 314sqm easement free allotment. A brilliant opportunity to secure a 4 Bedroom, 2 Bathroom, 2 Storey attractive property so close to a range of schools, shopping centres, transport, medical facilities & restaurants. This property is well suited to a growing family with a busy lifestyle, who require a low maintenance lifestyle, while enjoying the accommodation and benefits of this home. The single lock-up carport with rollerdoor offers storage to the side, (undercover) plus additional vehicles in the driveway behind gates. Tubular ornate front fencing gives a sense of separation from the street offering secure play areas for children & pets. The property offers a separate Entry, Formal Lounge, a modern Kitchen fitted with stainless steel gas appliances, dishwasher, Puratap with generous bench space adjacent to Family & Dining areas. The 4th . Bedroom downstairs has access to the downstairs Bathroom & Toilet in addition to its' own Living Area, ideal for extended family, overseas visitors, a home office or even a boarder. Upstairs to 3 generous Bedrooms, with extensive robes to the Master bedroom selected built-ins to remaining bedrooms along with selected ceiling fans carpeted flooring to all upstairs Bedrooms. An additional Living area sets the tone for a comfortable spread of living throughout this amazing property along with a viewing balcony. The low maintenance rear yard and front yard is ideal for busy families on the go and this property should appeal to those wanting 'more for their money value'. All fittings, floorcoverings and window treatments are of high standard throughout. This opportunity should not be missed by those who are serious about purchasing a property with so many aspects of a comfortable family friendly environment. Other Exciting Features of this brilliant property include:- Separate Entry- Formal Lounge with floating floors- Upstairs bathroom complete with spa bath- Selected Built-ins to Bedrooms- Light filled Dining & Family area adjacent to the Kitchen - Tiled Gas Kitchen with hotplates, oven, dishwasher & puratap with generous workbenches- Ducted cooling throughout with a gas point for portable gas heating- Quality Floor Coverings, Light Fittings & Window treatments feature throughout- Rear compact verandah from Living Area adjacent to the 4 th . Bedroom- Alarm System, selected Rollershutters, selected ceiling fans- Single Carport with Rollerdoor plus storage in addition to 2 more parks behind the gates. This well presented property offers optional living with a genuine spread of Bedrooms and Living areas throughout and has genuine street appeal. Brilliant value for money, is sure to please the most discerning of Buyers & accordingly we encourage your prompt inquiry to avoid disappointment. *Approximate***Property Outgoings & Particulars***Council: City of Salisbury Title: Torrens Titled Zoning: GN General Neighbourhood Allotment Size: 314 sqm allotment*Improved Area: 181 sqm*Year Built: 2008 Council Rates: N/AESL: N/A Water & Sewer: N/A Wondering what your property is worth? Call Chris Browne now on 0401 488 991 for a FREE confidential no obligation market appraisal. With 30 years of Industry Experience, a 98% success rate and 100's of delighted clients across Adelaide, we would love to help you achieve your property's full potential & save you thousands in the process. Call us today. Lic. Agent 289652