

19 Graham Street, Para Hills, SA 5096



House For Sale

Tuesday, 28 May 2024

19 Graham Street, Para Hills, SA 5096

Bedrooms: 3

Bathrooms: 1

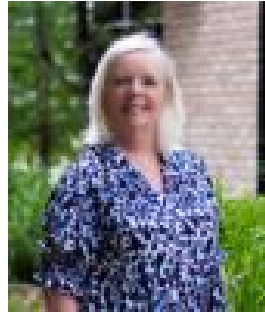
Parkings: 2

Area: 850 m2

Type: House



Sam Doman



Louise Miller

0460006620

Auction

Live in now! Subdivide later! (Subject to Planning Approvals) Ray White Tea Tree Gully are proud to present 19 Graham Street, Para Hills SA 5096 This spacious home is situated on a massive corner allotment of 850 sqm (approx) offering an incredible opportunity for future development. As you enter the home, you are greeted by the main lounge room, which is filled with natural light and features a cozy combustion heater, perfect for those chilly winter evenings. The home also includes ducted evaporative cooling, ensuring a comfortable atmosphere throughout the warmer months. Walk through to the generously sized kitchen, The property features three large bedrooms, with the master bedroom particularly impressive in size, providing ample space. One of the standout features of this property is the potential to subdivide (stcc) making this an excellent investment opportunity. The substantial 850m² corner block offers versatility for future development or expansion. In addition to its spacious interior, the property includes secure parking for two cars Located in a great family neighbourhood. For families, the nearby zoned secondary school is Para Hills High School. Other primary schools nearby include Para Hills West Primary School, Para Hills School, North Ingle School, and Gulfview Heights Primary School, offering a range of educational options for children. Whether you're looking to make this your own project or take advantage of the subdivision potential, 19 Graham Street, Para Hills offers a versatile and promising opportunity. Don't miss out on this chance to secure a fantastic property in a desirable location. • 3 bedrooms • 1 bathroom • 850m² block (Approx) • Timber floorboards in living areas • Double brick home • Combustion heater • Large Floor to ceiling windows allowing • Natural light throughout the home

The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public -(A) at our office located at 1303 North East Road, Tea Tree Gully for at least three consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. **DISCLAIMER:** We have in preparing this document using our best endeavours to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document. RLA 292129