

**19 Tracey Avenue, Paralowie, SA 5108**



**Sold House**

Wednesday, 13 September 2023

19 Tracey Avenue, Paralowie, SA 5108

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 560 m2**

**Type: House**



Nic Pernini  
0468914427



Ellie Swan  
0403577261

**\$528,500**

Auction Sat, 23rd Sep - 10am (usp) Set in a gum-studded pocket of Paralowie and sitting pretty on a nicely sized parcel with ample off-street parking and a secure rear yard with plenty of room to play in the fresh air and entertain undercover, this robust 3-bedroom home is that honest slice of Australian suburbia you've been searching for. Its wide plot translates to a deceptively spacious, light-filled home that places its bedrooms on one side of the home and a bevy of living zones on the other, ensuring smooth flow from its street-facing lounge room and dining zone to the central kitchen and rear family room, all the way to the pitched roof alfresco pavilion. Moments from a range of parks/reserves and a plethora of amenities - including Springbank and Hollywood Plaza Shopping Centres - it's everything you need, exactly where you want it, just 25 minutes from the CBD. Sold? Features we love... - Neat, tidy and move-in ready - Set back from the street for extra peace and privacy - Ultra-flexible floor plan with casual and formal living zones - Rear master bedroom features exclusive access to main two-way bathroom - Ducted air conditioning - Dishwasher - Loads of storage, including built-in robes to bedrooms 1 and 2 - Loads of off-street parking, including lock-up carport with drive-through access to rear - Shed to neatly presented rear yard - Walking distance from public transport - A short drive from several schools CT Reference - 5258/41 Council - City of Salisbury Council Rates - \$1,449.10 pa SA Water Rates - \$153.70 pq Emergency Services Levy - \$115.75 pa Land Size - 560m<sup>2</sup> approx. Year Built - 1988 Total Build area - 204m<sup>2</sup> approx. OUWENS CASSERLY - MAKE IT HAPPEN™ RLA 286513