

19 Trumper Avenue, Parafield Gardens, SA 5107



House For Sale

Tuesday, 7 May 2024

19 Trumper Avenue, Parafield Gardens, SA 5107

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 654 m2

Type: House



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Auction On-Site Saturday 25th May 2:30PM

Nestled in the heart of the charming suburb of Parafield Gardens, 19 Trumper Avenue stands as a testament to timeless charm and comfortable living. This delightful 1966-built home exudes warmth and character from the moment you step through its inviting entrance. Boasting a generous 654 m² allotment, this property offers ample space for family gatherings, entertaining guests, or simply enjoying moments of solitude amidst lush greenery. As you enter, you're greeted by the welcoming ambience of the spacious lounge, featuring a cozy wall heater and evaporative ducted air conditioning, ensuring year-round comfort. The kitchen, a hub of culinary creativity, is equipped with modern amenities including a dishwasher, Puratap, and a gas stove, making meal preparation a breeze. Blinds adorn the meals area and the main suite, adding a touch of elegance to the living spaces. This charming abode comprises up to four bedrooms, each boasting pristine floorboards that exude warmth and character. The study room with connecting rumpus offers versatility as a bedroom, and a utility room accessible from the rear yard offers another versatile space. The bathroom with an additional toilet, feature tiled floors offering both durability, convenience, and aesthetic appeal. Outside, a semi-enclosed verandah provides the perfect spot to unwind with a cup of coffee or host alfresco gatherings amidst the serenity of the surrounding gardens. Parking is a breeze under the double carport, within the garage/workshop, and within the gated driveway, ensuring abundant and secure options for the whole family. Situated within close proximity to an array of amenities including the District Outlet Centre, renowned eateries like Lazy Boy Hot Pot, and esteemed educational institutions such as Karrendi Primary School and Parafield Gardens High School, this property offers the perfect blend of convenience and tranquillity. With easy access to major shopping centres including Hollywood Plaza, Parabanks, and The Pines Shopping Centre, as well as being just twenty-five-minutes from the CBD, 19 Trumper Avenue presents an unparalleled opportunity to embrace a lifestyle of comfort and convenience in the heart of Parafield Gardens.

Property Features:

- Three-bedroom and one-bathroom on a generous 654 m² allotment
- The master bedroom provides two built-in cupboards
- Study room with connecting rumpus, can be used as a third bedroom
- Utility room with back yard access, can be used as a fourth bedroom, study, or storage room
- Large lounge room with wall heater for comfort
- Meals room by the entry connects to the kitchen
- The kitchen has a dishwasher, Puratap, gas stove, and easy storage
- The bathroom provides a glass shower, toilet, vanity storage and an additional separate toilet
- The laundry room offers backyard access and added kitchen space
- Evaporative ducted air conditioning system for comfort
- Blinds fitted in the meals and master, and external roller shutters on the front facing windows
- Original floorboards in the beds, lounge, and meals, laminate floorboards in the rumpus, and vinyl in the kitchen and laundry
- Security system with a camera in the carport for peace of mind
- Solar panel system for eco efficiency
- Spacious semi-enclosed verandah for entertaining with pull down blinds
- Garden shed for storage, vegie patch and lemon tree, in the spacious grass filled backyard
- Double carport, single garage/workshop, and gated driveway for secure parking
- Close proximity to District Outlet Centre, restaurants, schools, and parks

• Karrendi Primary School is only three minutes away

Schools: The nearby unzoned primary schools are Karrendi Primary School, Parafield Gardens Primary School, and Salisbury Downs Primary School. The nearby zoned secondary school is Parafield Gardens High School. Information about school zones is obtained from education.sa.gov.au. The buyer should verify its accuracy in an independent manner.

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.

Norwood RLA 278530 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.

Property Details: Council | Salisbury Zone | GN - General Neighbourhood \\ Land | 654sqm (Approx.) House | 245sqm (Approx.) Built | 1966 Council Rates | \$1249.20pa Water | \$153.70paq ESL | \$201.80pa