

2 Yulinda Terrace, Para Hills, SA 5096

Sold House

Thursday, 16 November 2023

2 Yulinda Terrace, Para Hills, SA 5096

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Gerry Manning

\$520,033

Peacefully nestled on a generous 319m² allotment, this refreshing courtyard residence offers 3 spacious bedrooms and open plan living, along with a generous backyard with ample room for kids and pets and a delightful rear view over the local suburbs to the coast beyond.]1st home-buyers and younger families will be engaged with the contemporary design and modern decor, while investors with a keen eye for value will be suitably impressed by the low maintenance upkeep and easy rent ability.Sleek floating floors, fresh neutral tones and ample natural light create a desirable contemporary decor that flows effortlessly throughout the living spaces. Relax in a generous open plan family/dining room with an adjacent stylish kitchen.The kitchen features stone look laminate bench tops, tiled splash backs, freestanding gas stove, wide double sink, sleek modern cabinetry, raised breakfast bar to the dining area and plenty of pantry space.Step outdoors and enjoy the large lawn covered backyard and views over the local suburb is coast beyond. There's plenty of space for the kids to play and a little more for future alfresco improvements (STCC).All 3 bedrooms are generously proportioned and all offer fresh quality carpets. The master bedroom features a bay window, ceiling fan, built-in robe and direct access to a clever 3 way bathroom with open vanity.A single lock-up carport with auto roller door will securely accommodate the family car, while ducted evaporate air-conditioning and a gas wall furnace ensure your year-round comfort.A delightful, value packed offering that will appeal to younger buyers and wise investors.Briefly:* Refreshing courtyard home on generous 319m² allotment* Generous lawn covered backyard with coastal views* Spacious and bright open plan family/dining room* Family/dining room with ceiling fan and wall heater* Sleek floating floors, fresh neutral tones and ample natural light* Spacious galley style kitchen offers stone look laminate bench tops, tiled splash backs, freestanding gas stove, wide double sink, sleek modern cabinetry, raised breakfast bar & plenty of pantry space* 3 spacious bedrooms, all with quality carpets* Bedroom 1 with bay window, ceiling fan, built-in robe and direct bathroom access* Clever 3 way bathroom with open vanity and separate toilet* Walk-through laundry with exterior access* Single lock-up carport with auto roller door* Handy garden shed* Ducted evaporative cooling * Fabulous opportunity for younger families or investorsDelightfully positioned in a great location within easy reach of all desirable urban amenities. Local schools include Para Hills School, East Para School, North Ingle School and Pre School, Para Hills West Primary and Para Hills High, with The University of South Australia, Mawson Lakes also nearby. Kesters Road Child Care Centre and Liberman Kindergarten will cater for the younger family. Quality shopping can be found at Para Hills Shopping Centre, Golden Grove Shopping Centre and the Gepps Cross Lifestyle shopping Precinct. The local area has many reserves and recreational parklands with local sporting and social clubs including Para Hills Reserve, The Para Hills Soccer Club, The Paddocks, (dog friendly park), Lindblom Park, Rowe Park and Pooraka Triangle Park, plus Para Hills Soccer, Community, Bowling and Tennis Clubs, all nearby.Act fast to secure this desirable offering. Specifications: CT Reference / TBA / TBACouncil / City of TBAZone / TBAYear Built / TBALand Size / TBA m² approxCouncil Rates / \$TBA per annumSA Water Rates / Supply \$TBA & Sewer \$TBA per quarter + usage Emergency Services Levy / \$TBA per annumStrata Fees. Admin Levy \$####/ Sinking Fund \$####.##Professionals Manning Real Estate265 North East Rd Hampstead Gardens SA 5086.Professionals Manning Real Estate is proud to service the Adelaide Real Estate market.If you are thinking of selling or leasing you should give the team a phone call on 82666052 to arrange a free no obligation market opinion. RLA 281289Disclaimer.If a land size is quoted it is an approximation only. You must make your own enquiries as to this figure's accuracy. Professionals Manning Real estate does not guarantee the accuracy of these measurements. All development enquiries and site requirements should be directed to the local govt. authority.Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. Development is subject to all necessary consents.You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice. RLA 281289