

# 20 Kentia Drive, Para Hills West, SA 5096

## House For Sale

Tuesday, 21 November 2023

20 Kentia Drive, Para Hills West, SA 5096

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 522 m2

Type: House



Mark Lands  
0402209563



Jarrad Watkins  
0401517711

## Auction - \$640,000

This beautifully presented home is positioned in a great location, sits on a generous 522 square meter block (approx) and appeals to a wide range of prospective purchasers including first home buyers, investors, and those with a growing family. Boasting a host of highlights including four good sized bedrooms, a lovely formal lounge room and a spacious open plan kitchen, dining and living area, this home is sure to tick all the boxes. Ideally situated close to sought-after amenities, this wonderful residence is conveniently located near the recently opened District Outlet Centre, providing a variety of shopping choices and numerous dining options. Additionally, just a short drive away is Westfield Tea Tree Plaza, boasting specialty shopping, entertainment, and a delightful array of cafes and restaurants. Nearby, you'll find quality schools such as Para Hills West Primary, Para Hills High, and Keller Road Primary. Key features of this well appointed home include: > The gorgeous master bedroom offers a valuable ensuite, a walk-in robe and a ceiling fan. > Three additional good sized bedrooms with ceiling fans to bedrooms three and four. > The lovely formal lounge room is spacious and provides you and your family with the perfect space to relax and wind down. > Step further through the home and you will encounter a generous, open plan kitchen, dining and living area which connect seamlessly to the backyard, creating easy indoor to outdoor living. > The kitchen comprises ample cabinetry including a walk-in pantry, a gas cooktop, a dishwasher, a double sink, plenty of bench space and is completed with breakfast bar seating. > Separate formal dining room which allows you to enjoy home cooked meals with loved ones. > Enter the backyard through a glass sliding door where you will be greeted by an attractive decked entertaining area and a large pergola, allowing you to host guests all year round. > Neutral bathroom which includes a bath and a shower as well as a separate toilet, vanity and linen press. > Laundry with valuable external access. > Double carport with drive thru access allowing secure parking space for three vehicles. > Rear shed for all your storage needs. > Ducted gas heating and evaporative cooling throughout for year round climate control. > 1.52 kw solar system to help reduce the cost of living. Details: Certificate of Title | 5893 / 338 Title | Torrens Title Year Built | 2004 Land Size | 522 sqm approx Frontage | 15.00 meters approx Cooktop | Gas Council | City of Salisbury Council Rates | \$466.37 pq Water Rates | \$160.16 pq All information provided has been obtained from sources we believe to be accurate. However neither the agent or vendor guarantee this information and we accept no liability for any errors or omissions. All interested parties should seek their own independent legal advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at Lands Real Estate's office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 1609.