

21 Rivergum Circuit, Paralowie, SA 5108

House For Sale

Tuesday, 30 April 2024

21 Rivergum Circuit, Paralowie, SA 5108

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 360 m2

Type: House



Matt Sergeant
0439803923



Jake Halliday
0413693132

Best Offers By Monday 13th of May at 5pm (USP)

Matt Sergeant and Harris Real Estate are proud to present this stunning example of luxurious, low-maintenance living. 21 Rivergum Circuit offers a haven of comfort and convenience for those seeking the perfect blend of modern living and suburban tranquility. This beautiful 3-bedroom, 2-bathroom home exudes charm and functionality at every turn and is the perfect home for busy professionals, families, downsizers, and savvy investors. Upon stepping inside, you're greeted by the stunning large-format tile flooring that extends throughout the home, the tall ceilings, and abundance of natural light creating a warm and inviting ambiance. As you enter the hallway, the layout unfolds with thoughtful design elements that enhance both flow and functionality. To the right, you'll find the master suite, a cozy retreat with timber-look floorboards, his and hers walk-in robes, and a large ensuite. The ensuite contains a double vanity, large shower, and toilet for added convenience and is finished with sleek floor-to-ceiling tiles. Continuing down the hallway, you will pass the two guest bedrooms, both large in size and containing ceiling fans and built-in robes. The guest bedrooms have easy access to the main three-way bathroom, which is perfect for family convenience, with a separate bath, shower, and toilet making busy family mornings that much easier. The additional family space is perfect to sit back and relax after a long day's work, to watch a movie with family, or to separate yourself for some quiet time away. Making your way to the end of the hallway, you're welcomed into the heart of the home - the kitchen, meals, and living area, seamlessly integrated together. The kitchen boasts an electric oven with a large 4-burner gas cooktop, microwave nook, dishwasher, and an abundance of bench and cupboard space, catering to both culinary enthusiasts and everyday practicality. Outside, the alfresco area beckons for outdoor entertaining, along with the patio/BBQ area perfect for hosting friends and families for a summer party. The backyard features a shed equipped for practical storage solutions and a low-maintenance grassed area which is the perfect space for children and pets to play. Other features we also love: - Double Garage with internal and rear access - Low maintenance gardens - Direct access from the laundry to the backyard - Downlights - Reverse Cycle Ducted heating and Cooling - High Ceilings. In essence, 21 Rivergum Circuit is the epitome of suburban living, offering a harmonious blend of comfort, convenience, and tranquility. For those seeking a serene retreat to call home, this property is sure to exceed expectations. Specifications: CT / 6132/166 Council / Salisbury Zoning / GN Built / 2014 Land / 360m² (approx) Frontage / 12m Council Rates / \$1720.00pa Emergency Services Levy / \$136.15pa SA Water / \$161.70pq Estimated rental assessment / Written rental assessment can be provided upon request. Nearby Schools / Settlers Farm Campus R-6, Riverdale P.S, Paralowie School, Salisbury Downs P.S. Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 330069