

# 23 Jocelyn Terrace, Parafield Gardens, SA 5107

ALL ADELAIDE

## House For Sale

Thursday, 13 June 2024

23 Jocelyn Terrace, Parafield Gardens, SA 5107

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 670 m2

Type: House



Deep Solanki  
0426697852



Ahmad Samandaryan  
0420858909

## **Auction On Site: Saturday 29th June at 5:30pm USP**

Perfectly positioned on a sweeping allotment of 670m<sup>2</sup>, this upgraded and extended family home presents a rare and desirable opportunity for extended and larger families to comfortably reside on a traditional allotment without the headaches of constant garden maintenance. The home offers 3 spacious bedrooms plus a freestanding granny flat featuring study nook, laundry and bathroom. The home is been fastidiously renovated and offers a pleasant interior decor, ideal for the refined or established family who desire a comfortable everyday lifestyle. Relax in every day comfort in a spacious central living room where fresh quality carpets and infused natural light create a bright modern ambience. Step on through to a generous combined kitchen/dining room offering easy access to the rear alfresco verandah, outdoor kitchen and backyard. The kitchen has been upgraded and offers fresh crisp white cabinetry, composite stone bench tops, stainless steel appliances, double sink with filtered water, tiled splash backs and ample cupboard space. All 3 bedrooms feature fresh quality carpets and a well serviced by a fabulous main bathroom with a deep relaxing spa bath, spacious shower alcove and wide vanity. An easy care backyard offers established, low maintenance plants, studio retreat, decking area, and a healthy stretch of lawn for kids and pets to enjoy. An oversize single garage with auto roller door will securely accommodate the family car and there's ample offstreet parking available behind an automatic sliding gate to the street. The home is completed by evaporative air-conditioning, gas heating and 8 solar panels for reduced energy bills. Briefly\*

Low maintenance, recently renovated family home on generous 670m<sup>2</sup> allotment\* 3 spacious bedrooms + semi detached granny flat\* Spacious central living room with fresh quality carpets\* Large combined kitchen/dining room\* Kitchen features crisp white cabinetry, composite stone bench tops, stainless steel appliances, double sink with filtered water, tiled splash backs and ample cupboard space\* Full width rear verandah with outdoor kitchen\* Granny flat with bathroom, laundry and study nook\* 3 spacious bedrooms to the main home, all with quality carpets\* Fabulous upgraded bathroom with deep relaxing spa bath, spacious shower alcove and wide vanity\* Easy care backyard offers low maintenance living with established gardens\* Deck and gazebo for outdoor relaxation\* Studio/retreat/home office\* Oversize single garage with auto roller door\* Ample off street parking behind an automatic sliding gate to the street\* Ducted evaporative cooling\* Ducted gas heating\* Spacious traditional laundry Perfectly located in a quiet, low traffic street with Baltimore Reserve & The Parafield Gardens Soccer & Sports Club, along with Parafield Plaza Supermarket all within easy walking distance. Local unzoned quality primary schools include Karrendi Primary School, Parafield Gardens R-7 School & Riverdale Primary School. The zoned high school for this area is Parafield Gardens High School. Quality private schooling can be obtained at Holy Family Catholic School, Endeavour College, Bethany Christian School & Thomas Moore College. Local shopping for your weekly groceries is nearby at either Martins Plaza, Hollywood Plaza or Mawson Lakes. Public transport is available on The Salisbury Highway or Parafield Gardens Train Station, both just a short walk away. Zoning information is obtained from [www.education.sa.gov.au](http://www.education.sa.gov.au) Purchasers are responsible for ensuring by independent verification its accuracy, currency or completeness. 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. The vendor's statement (Form 1) will be made available at 193 North East Road Hampstead Gardens for 3 consecutive business days prior to the Auction as well as at the premises on the day 30 minutes prior to the Auction.