

23 Tracey Avenue, Paralowie, SA 5108

**NOAKES
NICKOLAS**

House For Sale

Wednesday, 12 June 2024

23 Tracey Avenue, Paralowie, SA 5108

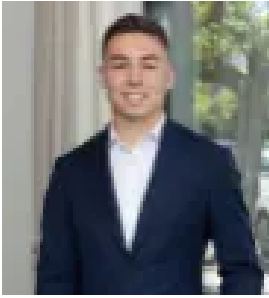
Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 627 m2

Type: House



Mason Lucks
0881663989



Michael Balawejder
0881663989

Best Offers By 24/6 (USP)

Best Offers By Monday 24th of June at 1pm (Unless Sold Prior). Welcome to this delightful, conventional home on Tracey Avenue, Paralowie, presenting a fine opportunity for families, first homebuyers, investors, or professionals. With a neat and tidy appeal, this property is laid out for a life of comfort and convenience. Constructed in 1988, this residence includes three spacious bedrooms and an adaptable rumpus room. The home is lined with a blend of comfortable carpet and durable tiles. The original kitchen, though calling for a touch of modernisation, holds an appeal in its design, offering a hub to create culinary delights. Outside, a pergola awaits, promising countless afternoons of leisure in Australia's beautiful weather. Positively brimming with potential, this home is nestled within a friendly community. Enjoy easy access to Fairbanks Drive Reserve for your weekend picnics and fitness activities. For your shopping needs, Drakes Salisbury North and Paralowie Village Shopping Centre are comfortably close. And if you're looking for dinner out, the Waterloo Station Hotel is just a short drive away. More to love:- Split reverse cycle air conditioning for year-round comfort- Built-in robes in each bedroom for ample storage- A utilitarian shed- Convenient linen closet- School zoning for sought-after Paralowie School and Riverdale Primary School- Close proximity to the popular Entice Coffee for your morning brew- Roller shutters to windows for added security- A front fence and gate for a touch of privacy- Puratap water filter installed for those with health in mind

23 Tracey Avenue, Paralowie offers a golden chance to secure a charming home with immense potential. Land Size: 627sqm Frontage: 19.26m Year Built: 1988 Title: Torrens Title Council: City of Salisbury Council Rates: \$1465.70 PASA Water: \$153.70 PQES Levy: \$116.50 PA 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.