

25 Normandy Avenue, Para Hills, SA 5096



House For Sale

Friday, 5 January 2024

25 Normandy Avenue, Para Hills, SA 5096

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 620 m2

Type: House



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\$489,000 - \$509,000

Set in a fantastic location in the popular suburb of Para Hills on a spacious 620sqm (approx.) allotment surrounded by plenty of open space, it is my pleasure to present this much loved three-bedroom home to the market. Built c.1963 with the family in mind, this well-laid out home is one for you to move in and start enjoying. With an updated kitchen with an abundance of bench space, Euro 5 burner gas cooktop and a fan-forced gas oven, with extra open space added by the European-style laundry. The central bathroom has also seen a recent update with new tiles throughout. Polished floorboards through the living and bedrooms provide easy care with a beautiful look and feel. Features you will love: * Main bedroom with large built-in robes. * Well-proportioned bedrooms two and three. Bedroom 2 features built-in wardrobes * Large open plan lounge and dining with expansive windows maximising natural light * Updated kitchen with modern euro appliances * Bathroom has been refreshed with new tiling * Long Single Carport with good headroom for taller vehicles * Established front and rear gardens provide privacy to the home * Large rear yard with included cubby house! You're spoilt for choice when it comes to local shopping and amenities, with the Para Hills Shopping Centre just a short walk away. Ingle Farm shopping centre is a five-minute drive and Tea Tree Plaza is only a little way further for all of your entertainment and specialty stores. For the little ones, Para Hills Primary and Pre-Schools are both only a minute's drive away! For the ever-important public transport, Stop 51a on either side of Sleep Road, barely a two-minute walk away, provides routes both to Tea Tree Plaza interchange and a route into the CBD via Paradise interchange. Year Built | 1963 Land Size | 620sqm (approx.) Zoning | GN - General Neighbourhood \\ Local Council | City of Salisbury Council Rates | \$337.29p.q (approx.) Title | Torrens Easements | No Internal Living | 97sqm (approx.) 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 either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 208516