

**25B Barkey Street, Para Hills, SA 5096**



**Sold House**

Thursday, 11 April 2024

25B Barkey Street, Para Hills, SA 5096

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 400 m2**

**Type: House**



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**\$740,000**

Presented by your local real estate agent Mohit Gupta of Ray White Modbury is this low maintenance luxurious proposition in Para Hills. Built in 2022, this is perfect for the modern family, a first home buyer looking to take the leap, or even the empty nester looking to downsize to a quality home without the constraints of daily garden maintenance. Welcome to 25B Barkey Street, Para Hills! Within walking distance to the Para hills shopping Centre, Para hills primary school, Para hills preschool, Nido Early school child care Centre, Public transport on Kesters road, Para hills community club sporting ground and many other local amenities within a short distance, you will have an abundance of local amenities at your doorstep. Features of this amazing home include:

- 403m<sup>2</sup> allotment with a 10m frontage.
- Build year 2022.
- Immediate livability upon entry with floating timber floors and ducted reverse cycle air conditioning throughout; as well as the highest of quality fixtures and fittings have been sought to provide the property a luxurious finish.
- 3 Bedroom home with large family living area, and outdoor alfresco to add.
- The large master bedroom includes walk in robe leading to a luxurious ensuite bathroom.
- Centrally located three in one main bathroom, toilet and vanity.
- Bathroom completed with both a bath and shower, high quality fixtures and fittings directly adjacent the separate powder room with basin.
- Bedrooms 2 and 3 come complete with floor to ceiling built in robes and carpeted flooring.
- Open plan gas kitchen with tiled splash back, central island benchtop, gas stove and ample cupboard and bench space.
- The open plan design of the space allows for an effortless flow through to the meals area and spacious family room.
- Sliding glass door offering convenient side access to yard through spacious Laundry room.
- Through a rear glass sliding door you will find the outdoor entertaining area and low maintenance yard is perfect for the modern household while providing an excellent space for family gatherings.
- Single car garage with automatic roller door and plenty of additional parking space in the front of the property.
- Great location found close to many local shopping options, public transport, schools and many other amenities. With so many features and located within minutes and offering so much value to the successful purchaser, an in person inspection is an absolute must! Please note that this property is scheduled to be auctioned on 27/04/24 at 11am and all questions can be directed to Mohit Gupta of Ray White Modbury on 0421 472 034.

**DISCLAIMER:** We have in preparing this document used our best endeavors to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document. RLA-322341