

26 Leaf Street, Parafield Gardens, SA 5107



House For Sale

Thursday, 22 February 2024

26 Leaf Street, Parafield Gardens, SA 5107

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 375 m2

Type: House



Sadeq AlKhalidi
0861871302



Craig Stirna
0419037065

Auction On-Site Wednesday 6th March 7:00PM (USP)

Quietly nestled within a no-through street and facing a flourishing reserve as its name so aptly suggests, this contemporary three-bedroom home creates a peaceful family haven with plenty of low-maintenance space to grow. Taking pride and place at the front of the home, occupants and guests are welcomed by a versatile living room upon gleaming tiles, currently configured as a light-filled home office with library-esque shelving to put your book collection on deserved display. 12mm timber-look flooring features throughout each of the three bedrooms, headlined by a master with ensuite and walk-in robe, whilst the additional two both boast mirrored built-in robes and access to a three-way main bathroom of their own. Open plan living upon more gloss tiles grants a spacious retreat to relax and dine after a long day, centred around a sleek kitchen that highlights quality appliances including gas cooktop, electric oven, dishwasher and filtered water tap. Glass sliding doors fill the home with natural light and lead out to an under roof alfresco, both tiled and rendered to create a beautiful space for entertaining or enjoying your morning coffee. Completely energy conscious to keep the footprint comfortable and save on costs, the home is thoughtfully fitted with a 7.7kW solar system, downlights, roller shutters and ducted reverse cycle air conditioning throughout. Continuing to reduce costs through cultivating a wealth of fruit and vegetables to consistently fill your fridge with fresh produce, the garden flourishes with both veggie patches and a bevy of peach, apricot, plum, lemon, mandarin and three different varieties of orange trees. Lovingly maintained and cared for by one family since its construction, 26 Leaf Street is now ready to provide its fortunate new custodians with a charmed and environmentally conscious family home to call their own... Even more to love:

- Double garage with automatic roller door & internal access
- Dual living zones
- Floor-to-ceiling tiled bathrooms
- Separate bath
- Study nook
- Spacious laundry with external access
- 7.7kW solar system
- Ducted R/C air conditioning
- Security alarm
- Instant HWS
- Zoned for The Pines & Parafield Gardens High
- 500m to bus stop
- Less than 30-minutes to the CBD
- Easy access to local shopping amenities, Hollywood Plaza, Parafield Bunnings & Gepps Cross Homemaker Centre

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

RLA 322799 Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details: Council | CITY OF SALISBURY
Zone | General Neighbourhood
Land | 375sqm (Approx.)
House | 224sqm (Approx.)
Built | TBC
Council Rates | \$TBC pa
Water | \$TBC pq
ESL | \$TBC pa