

27 Sharon Avenue, Parafield Gardens, SA 5107

Sold House

Friday, 3 November 2023



27 Sharon Avenue, Parafield Gardens, SA 5107

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 706 m2

Type: House



Mike Lao

0882811234



Brendon Ly

0447888444

\$681,000

*For an in-depth look at this home, please click on the 3D tour for a virtual walk-through or copy and paste this link into your browser*Virtual Tour Link: <https://my.matterport.com/show/?m=ubZVKLm1bzw>Auction: Sunday 22nd of October at 12:30pm (Unless Sold Prior)To submit an offer, please copy and paste this link into your browser: [https://www.edgerealty.com.au/buying/make-an-offer/Mike Lao, Brendon Ly and Edge Realty RLA256385](https://www.edgerealty.com.au/buying/make-an-offer/Mike%20Lao,%20Brendon%20Ly%20and%20Edge%20Realty%20RLA256385) are proud to present to the market this sensational three-bedroom, family haven ready for a new family to simply move in and start making memories. From the beautiful curb appeal to the quality finishes and fixtures throughout, this is a home you will be proud to call your own.An inviting lounge area greets you as you step through the front door, with natural light and dressed with timber floating floors. The heart of the home is the spacious and stylishwell-equipped kitchen has plenty of bench and storage space, a tiled backsplash and quality appliances including a gas cook top, electric oven on offer to share laughter and meals in the adjacent dining area perfect for hosting intimate gatherings or lively dinner parties with loved ones.Two of the three bedrooms boast built-in robes including the spacious master suite that comes complete with a walk-in robe. The bathroom offers a shower, vanity, and a separate toilet, catering to the needs of a growing family.This property also features a laundry with external access to the rear verandah, overlooking the beautifully landscaped gardens. Additional storage is available in the rear with two sheds, providing practicality and convenience. With security doors and instant gas hot water, this home offers peace of mind and modern comforts.Fantastic features include:- A 706sqm block with two carports and instant gas hot water- Roller shutters and fully fenced block for added security- Large rear verandah, perfect for entertaining guests- Backyard with two sheds for all your storage needs- Two rain water tanks to help keep the gardens lush- NBN connectionExperience the ultimate convenience of living in the suburban haven of Parafield Gardens. Just 30 minutes away from Adelaide CBD, this prime location offers easy access to bustling city life while still being nestled in a quiet, family-friendly community. With parks, Parafield Gardens R-7 school and Parafield Gardens High School a short walk away, family living is effortless.Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect!Year Built / 1981 (approx)Land Size / 706sqm (approx) Frontage / 18.3m (approx)Zoning / GN-General NeighbourhoodLocal Council / City of Salisbury Council Rates / \$1,332.48 pa (approx)Water Rates (excluding Usage) / \$614.80 pa (approx)Es Levy / \$110.45 pa (approx)Estimated Rental / \$490 - \$530Title / Torrens Title 5117/269Easement(s) / NilEncumbrance(s) / Nil Internal Living / 105sqm (approx)Total Building / 239.6sqm (approx)Construction / Brick Veneer Gas / Connected Sewerage / Mains For additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/OpklRV>Vendors Statement: The vendor's statement (Form 1) may be inspected at the Edge Realty Office at 5/25 Wiltshire Street, Salisbury for 3 consecutive business days prior to the auction and at the auction for 30 minutes before it starts.Edge Realty RLA256385 are working directly with the current government requirements associated with Open Inspections, Auctions and preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing is recommended and all attendees will be required to check-in.Disclaimer: We have obtained all information in this document from sources we believe to be reliable; However we cannot guarantee its accuracy and no warranty or representation is given or made as to the correctness of information supplied and neither the Vendors or their Agent can accept responsibility for error or omissions. Prospective Purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the Contract of Sale.