

**29 Flavio Avenue, Parafield Gardens, SA 5107**



**Sold House**

Tuesday, 15 August 2023

29 Flavio Avenue, Parafield Gardens, SA 5107

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 558 m2**

**Type: House**

**\$905,000**

SOLD BY SAM AT AUCTION. Auction on Site 22nd July 2023 on site at 1pm. Get ready to move on up to this stunning and stylish, ultimate home entertainer, featuring 3 spacious living areas, 4 generous bedrooms, extensive outdoor entertaining and double garage all nestled across a secure gated allotment of 558m<sup>2</sup>. Relax in formal or casual comfort with 3 spacious separate living areas providing all the room your growing family will need. A sweeping lounge/dining adjacent the entry is the perfect spot to receive your guests and entertain formally, or step on through and enjoy the everyday comfort of a large combined family/dining room with a fully appointed modern kitchen. Cook in contemporary comfort in this bright modern kitchen featuring composite stone bench tops, wrap around breakfast bar, timber grain cabinetry, integrated dishwasher, double sink with filtered water, stainless steel appliances, direct garage access and servery window to the alfresco. When it's time to play, step on through to the dedicated games room with built-in bar, ceiling speakers and so much space for you to set up your brand-new man cave. Entertain larger groups under cover, alfresco style in a fabulous gabled outdoor living pergola featuring water feature and ceiling fans. Get ready for pizza night with the wood fired oven, perfect for your culinary masterpieces. All 4 bedrooms are generously proportioned, all offering timber floors. The master bedroom features a large 'his and hers' walk-in robe and delightful ensuite bathroom. Bedrooms 2, 3 & 4 all offer built-in robes. A double garage with super storage and auto panel lift door will easily accommodate the family cars and there is extra secure parking available in a generous driveway behind automatic sliding gates. Ducted reverse cycle air-conditioning will provide year-round climatic relief, ensuring your personal comfort as you relax and enjoy the easy-going atmosphere of this dynamic home entertainer. Briefly: \* Ultimate family entertainer on secure lock-up allotment of 558m<sup>2</sup> \* 3 generous separate living areas \* Large formal lounge/dining with timber floors and built-in cupboards \* Generous open plan family/dining with stylish modern kitchen overlooking \* Kitchen features composite stone bench tops, wrap around breakfast bar, timber grain cabinetry, integrated dishwasher, double sink with filtered water, stainless steel appliances, direct garage access and servery window to the alfresco \* Games room/man cave with built-in bar, ceiling speakers and seamless alfresco access \* High gabled pergola perfect for entertaining larger groups \* Pergola features ceiling fans, water feature and adjacent wood fired oven \* 4 generous bedrooms, all with timber floors \* Bedroom 1 with 'his and hers' walk-in robe and delightful ensuite bathroom \* Ensuite with double showers and dual vanities \* Bedrooms 2, 3 & 4 all of double proportion, all with built-in robes \* Clever 3 way bathroom with separate toilet and open vanity \* Double garage with auto panel lift door, storage cupboards and rear access roller door \* Additional off street parking behind secure auto sliding gate \* Ducted reverse cycle air-conditioning \* Temperature controlled hot water \* Lawn covered rear yard with ample room for kids and pets Perfectly located in a low traffic street with Baltimore Reserve just around the corner and The Parafield Gardens Soccer & Sports Club also easily accessed. Local schools include Holy Family Catholic School, Garden College Primary Campus, Karrendi Primary School, The Pines Primary School, Salisbury Downs Primary, Parafield Gardens Primary and Secondary Schools. Local shopping is nearby at either Martins Plaza, Hollywood Plaza or Mawson Lakes. Public transport is a short walk away on Oleander Drive, with express transport to the city available at the Mawson Lakes Interchange. AN ABSOLUTELY AMAZING PRICE. CALL SAM NOW IF YOU WANT YOUR HOME SOLD FOR THE BEST POSSIBLE PRICE. LOOK AT HIS VIDEO TO SEE WHAT HIS CLIENTS THINK OF SAM Specifications: CT Reference 5919 /376 Council / City of Salisbury Zone / General neighborhood Year Built / 2006 Land Size / 558 m<sup>2</sup> approx Council Rates / \$1800 per annum SA Water Rates / Supply \$74.20 & Sewer \$112.06 per quarter + usage Emergency Services Levy / \$160.35 per annum Professionals Manning Real Estate 265 North East Rd Hampstead Gardens SA 5086. Professionals Manning Vella Real Estate is proud to service the Adelaide Real Estate market. If you are thinking of selling or leasing you should give the team a phone call on 82666052 to arrange a free no obligation market opinion. RLA 281289 Disclaimer. If a land size is quoted it is an approximation only. You must make your own enquiries as to this figure's accuracy. Professionals Manning Vella Real estate does not guarantee the accuracy of these measurements. All development enquiries and site requirements should be directed to the local govt. authority. Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. Development is subject to all necessary consents. You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice. RLA 281289 The property is being offered to the market by way of Auction, unless sold prior. Auction Pricing- At this stage, the vendors are not releasing a price guide to the market. The agent is not able to guide the market or influence the market in terms of price instead providing recent sales data for the area which is available upon request via email or at the open

inspection. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - at the office of t