

299 Montague Road, Para Vista, SA 5093

Boffo

Sold House

Friday, 1 September 2023

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Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 636 m2

Type: House

\$632,000

Auction Location: On Site Presented to the market is this generously proportioned, family home set on a 636sqm (approximate) allotment, that has been well-maintained and flawlessly encapsulates the quintessential, laid-back Australian lifestyle, featuring a splendid backyard complete with an entertainment area and in-ground swimming pool. Ideally situated, it's tucked away from Montague Road, making it an optimal location for the prospective homeowner. With its wide frontage, this property not only offers prime land but also an enticing lifestyle for potential buyers. Stepping inside, the residence showcases a variety of delightful character accents, including original pinewood floorboards, while its layout is thoughtfully designed to cater to the dynamic needs of a bustling family, offering ample space for relaxation and unwinding. The house is composed of three well-sized bedrooms, a central main bathroom, and an inviting lounge room. The modern kitchen and dining area take centre stage, strategically positioned at the heart of the layout and equipped to suit the entire family's needs. Outside, a spacious rumpus room awaits, offering versatility as a teenage retreat or a space to personalise as you wish – the decision is yours! Alternatively, you can cool off and enjoy a refreshing swim in the sparkling in-ground swimming pool with your family and friends on those warm summer days. Covered parking is convenient with a carport and a drive-through option leading to a garage. While all your storage needs are met with a store room and garden sheds. This home truly encompasses genuine value, presenting the new homeowner with an array of possibilities: to reside and embrace the current state, to embark on renovations and add personal touches, to consider leasing for potential returns, or to explore potential redevelopment (subject to planning approval). Features that make this home special:- 18.2m frontage (approximate) - Main bedroom with built-in robe - Good sized bedrooms 2 and 3 both complete with built-in robes - Spacious lounge room- Modern kitchen with gas cook top, sweeping bench tops and ample cupboard and bench space- Dining room adjacent kitchen- Original main bathroom with bath and shower- Separate laundry with direct external access- Ducted air conditioning throughout- Combustion wood fire heater - Spacious verandah where you can relax and unwind or host family and friends- Large backyard with a sparkling in-ground swimming pool- 2x garden sheds - Solar system - Carport with direct access into secure garage- Well-established front garden with large driveway for additional off-street parking This is a thriving area surrounded by parks and reserves and located close to a variety of childcare centres and schools including Valley View Secondary School, Para Vista Primary School and Good Shepherd Lutheran School. Within walking distance to Clovercrest Village shops restaurants and a variety of public transport options. Only a short drive to all the shopping and entertainment that Tea Tree Plaza has to offer, and an even shorter drive to Ingle Farm Shopping Centre for all the shopping amenities required. All this and 15kms (approximately) to the Adelaide CBD. All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. RLA 313174