

**3/221 Martins Road, Parafield Gardens, SA 5107**



**Townhouse For Sale**

Thursday, 1 February 2024

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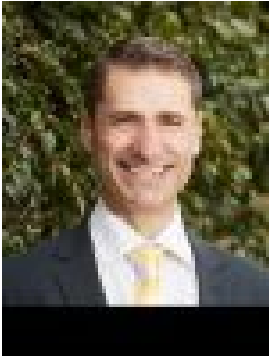
**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 145 m2**

**Type: Townhouse**



Marz Harkotsikas  
0883496688



Anthony Kolaroff  
0883496688

## Best Offers By 14th February @ 12pm

MARZ HARKOTSIKAS \*\*Located on Service Road away from Main Road. Potential 3rd Bedroom (Subject to consents and alterations). Garage with access to rear yard. Move-in ready and spilling in modern contemporary style, this beautiful 2-storey townhouse delivers exceptional size and space with loads of house-proud appeal for first-time buyers and young couples in the thriving heart of the north. From the free-flowing ground floor that sees a lovely formal lounge and light-filled dining bookend the central kitchen letting you cook with company and socialise as you serve - there's easy living and stress-free entertaining right from the get-go. Together with a versatile second level where a bright and airy rumpus adds welcome space to relax and unwind, as well as a hugely spacious master bedroom and ample second, not to mention a lovely sail-shaded courtyard to enjoy effortless alfresco potential, you'll be quick to discover surprising lifestyle bliss here. Well positioned around the corner from Martins Plaza for all your shopping essentials, popular parks and reserves a stone's throw away, just 4-minutes to Hollywood Plaza, as well as moments to Parafield Gardens Train Station for traffic-free commutes to the bustling precincts of Elizabeth and Munno Para or Adelaide CBD - this exciting address promises a bright future!

**KEY FEATURES-** Beautiful ground floor living and entertaining potential as the lounge, dining and modern kitchen combine for an easy hub to host friends or enjoy welcome downtime- Spacious, central foodie zone featuring great bench top space, abundant cabinetry and cupboards, and gleaming stainless appliances- Picture-perfect outdoor alfresco with overhead sails, low maintenance sandstone paving, as well as high, private fencing- Lovely upstairs rumpus, ideal for curling up with the latest bestseller or handy home office option- Generous master bedroom featuring fresh air balcony, AC, WIR and ensuite access to the modern contemporary main bathroom with separate WC and powder area- Ample-sized second bedroom, also with AC- Practical laundry with storage, ground floor guest WC, and plenty of understairs storage- Secure carport with roller door and stylish frontage in this well-designed development

**LOCATION-** Around the corner from Martins Plaza for all your everyday shopping needs without hopping in the car- Close to popular parks, playgrounds and great public transport options including Munno Para Train Station for quick, traffic-free commuting- Convenient heart of the north positioning providing easy access to all the greater areas

**Disclaimer:** Every care has been taken to verify the correctness of all details used in this advertisement. However, no warranty or representation is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for errors or omissions. Prospective purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the contract of sale. The Vendor & the Vendor's Agent reserves the right to refuse entry.