

3 Agius Court, Parafield Gardens, SA 5107

House For Sale

Tuesday, 30 April 2024

Harcourts
Property People

3 Agius Court, Parafield Gardens, SA 5107

Bedrooms: 4

Bathrooms: 2

Parkings: 13

Area: 900 m2

Type: House



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Auction 18th day of May at 10am on site.

Set in a quiet court setting. Currently utilized as four bedrooms, the home can easily be made into five or six bedrooms. Undercover garaging for nine vehicles plus four off street. The house has been extended in 1996 with a huge family - games room + dining area, bathrooms and the kitchen were upgraded. Stepping inside the entrance foyer the separate formal lounge room leads off. The formal dining room adjoins the lounge room and together they are an ideal adult entertaining area. The lounge room overlooks the front garden setting and the large picture window allows ample natural sunlight to filter through keeping both of these rooms bright throughout the day. (the separate formal lounge + the separate dining room could adapt to additional bedrooms if required). The kitchen is centrally positioned between the formal living areas and the open plan casual living area. The kitchen is well appointed, it has gas hot plates for cooking, a wall oven, range-hood and a dishwasher. Cupboards include over-head cupboards, a walk in pantry cupboard including under bench cupboards and a sweeping bench area for meal preparation. An enormous open plan family room, dining room and games room all adjoin the kitchen. The vast floor area allows a pool table, an eight piece dining setting and table + several chunky sofas and a big flat screen TV. All will comfortably be accommodated and there's still plenty of room to move. Ceramic tiled flooring features in these rooms, hard wearing, and easily cleaned. Downlights and neutral decor all come together nicely. From the family room you can access one of the two undercover lock up carports. The other external access door from the family room leads to the verandah. All four bedrooms are located near each other, all are located near the main bathroom. The main bedroom has an ensuite bathroom, the ensuite has a toilet, vanity and separate shower. Bedroom one has a built in robe with mirrored doors and a ceiling fan. Bedrooms two and three have built in robes and all four bedrooms can accommodate a double or a queen bed. The main bathroom has a large corner spa bath, a separate shower a vanity unit and toilet. The laundry has lots of built in cupboards, included is a built-in-ironing board. A third toilet and powder room with vanity is next to the family room, perfect for when having friends over. The home has ducted evaporative air-conditioning throughout all main rooms, a gas pot belly imitation wood heater is positioned in the family room keeping this area warm over the winter months. Assisting with cooling and heating is the insulated ceilings. Outback there is a lawn area for the little ones to play, and extensive undercover garaging. The dual drive access each lead to lock up carports/garaging. Triple length one side, and the other side carport four vehicles can be parked and a further two more cars in the double garage. The front garden setting is low maintenance, with extensive paving, garden beds that are filled with plants. Inspection will not disappoint. The property will be auctioned on site the 18th May 2024 at 10 am on site. Terms and conditions for the auction will be displayed 3 days prior at out office 685 Port Rd Woodville Park and thirty minutes on the day of auction from 9.30am.