

**31 Railway Terrace, Paringa, SA 5340**



**House For Sale**

Friday, 3 November 2023

31 Railway Terrace, Paringa, SA 5340

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1000 m2**

**Type: House**



Pat Catalano  
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**\$320,000**

This lovely and inviting home presents itself to the Paringa market offering an attractive package for the astute buyer. Situated on approximately 1,000 sqm, this property offers a great-sized shed, solar panel system, carport, and an additional two smaller garden sheds for extra storage. Split system air-conditioning is available in the lounge room, and bedrooms 1 & 2 for year-round comfort plus ceiling fans and built-in robes in bedrooms 1 & 3. The property is positioned on a corner allotment with dual street access offering plenty of space and privacy in the heart of Paringa! Additional features of this property include an arbor, paved pathways, and a patio; perfect for outdoor entertaining and enjoying the beautiful surroundings. The yard is adorned with lush vegetation, creating a peaceful and serene atmosphere. Key Features Include: • 3 Bedrooms, 1 Bathroom, 2 Car spaces • Upgraded kitchen, bathroom & laundry areas • Land size approx 1,000m<sup>2</sup> • Built-in-robes to bedroom 1 & 3 • Ceiling fans in lounge room & all bedrooms • Split system A/C in lounge room & bedrooms 1 & 2 • 3kw Solar panel system • Large shed approx 7.5m x 6m • Additional garden storage sheds • Rainwater storage tanks • Well-maintained and established gardens • Fully fenced yard 31 Railway Terrace Paringa presents a wonderful opportunity, one not to be missed! Contact Pat Catalano on 0477 590 540 for more information or to arrange an inspection. RLA: 315295