

**31 Tarqui Drive, Paralowie, SA 5108**

**HARRIS**

**House For Sale**

Tuesday, 14 May 2024

31 Tarqui Drive, Paralowie, SA 5108

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 3**

**Area: 570 m2**

**Type: House**



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## Best Offers By 10am Tuesday 28th May (USP)

Tom Dunstan & Harris Real Estate are thrilled to present to the market 31 Tarqui Drive nestled in the serene neighbourhood of Paralowie. A contemporary masterpiece that welcomes you with open arms to a haven of comfort and style. Located in a peaceful street, this property offers the perfect blend of suburban tranquility and modern convenience. As you step through the front door, you're greeted by the spacious living and dining areas, where comfort reigns supreme. Equipped with floating floors underfoot and adequate heating and cooling systems, this space invites you to unwind and relax, regardless of the weather outside. Venture further into the heart of the home, and you'll discover the luxurious kitchen, a true culinary masterpiece. Boasting waterfall stone benchtops and top of the line stainless appliances, it's a chef's delight and a hub for culinary creativity. Moving to the bedroom wing, all bedrooms feature built-in robes, ensuring ample storage space for your belongings. The master suite is a sanctuary of its own, offering additional heating and cooling for personalized comfort. A separate toilet is located on the bedroom wing for added convenience. Stepping outside, the back yard beckons with its charm and versatility. A flat roof verandah covers the outdoor entertainment area, providing the ideal setting for gatherings with friends and family. Multiple separate car spaces and a large lock-up shed cater to your storage needs, while still leaving plenty of room for pets and kids to roam and play.

What we love; - Waterfall stone benchtops in the kitchen - Ducted Evaporative air-conditioning - Split system A/C located in both the lounge and master suite - Security roller shutters - Built in robes in all bedrooms - Gas wall heater in lounge area - Multiple separate car spaces - Large lock up shed - Flat roof verandah above the outdoor entertainment area - Low maintenance large yards

Feel free to contact Tom Dunstan on 0433 594 835 for further information or to organise a private inspection. Please note\* the property is currently tenanted until the 10th of July 2024 for \$550 per week. Paralowie offers a myriad of benefits for both families and individuals alike. With its peaceful suburban atmosphere, residents enjoy a sense of community while still being within easy reach of Adelaide's vibrant city center. The area boasts excellent schools, parks, and recreational facilities, providing ample opportunities for leisure and relaxation. Convenient access to shopping centers, dining options, and public transport further enhances the quality of life in Paralowie, making it an ideal place to call home.

Specifications: CT / 5183/700 Council / Salisbury Zoning / GN Built / 1994 Land / 570m<sup>2</sup> (approx) Frontage / 19m Council Rates / \$pa Emergency Services Levy / \$pa SA Water / \$pq Estimated rental assessment / \$530 - \$580 per week / Written rental assessment can be provided upon request

Nearby Schools / Settlers Farm Campus R-6, Lake Windemere B-6 School, Paralowie School

Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 330069