

32 Athalie Avenue, Parafield Gardens, SA 5107



Sold House

Thursday, 12 October 2023

32 Athalie Avenue, Parafield Gardens, SA 5107

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 750 m2

Type: House



Brijesh Mishra
0430140905



Jaya Prageeth

\$550,000

Positioned on a large 750m² block with a generous wide street frontage of over 27m, this 1968 constructed conventional home offers a great opportunity for homebuyers, developers or investors. Developers will be very keen to explore the subdivision potential of the large allotment, as has been done on neighbouring properties. Homebuyers and investors will relish the opportunity to enjoy large allotment living and future proof their mortgage. The home is renovation ready and presents a unique opportunity for the keen handyman or renovator, with generous living areas ready to upgrade into contemporary spaces. Security roller shutters to the main windows will ensure your comfort and peace of mind while 4 spacious bedrooms will cater for the larger active family. A spacious living room offers ceiling fan and split system air conditioner while an adjacent eat in kitchen features the original cabinetry, wide sink, freestanding gas stove and ample cupboard space, complemented by an adjacent dining room with wall air-conditioner. All 4 bedrooms are generously proportioned, all offering built-in robes. A bright bathroom features upgraded basin toilet, terrazzo floor and separate bath and shower. A separate 2nd toilet and walk-through laundry with exterior access complete the interior. A full width rear verandah provides space for your alfresco relaxation, overlooking a large rear yard with a verdant outlook to mature trees in the adjacent Creaser Park. A double drive-through carport and traditional workshop provide ample utility spaces, to complete a potential packed offering that will appeal to the visionary purchaser. Briefly: * 1968 constructed conventional home on generous large allotment * Block size of 750m² with street frontage of over 27m * Great location with rear outlook to Creaser Park * Living room with split system air conditioner and ceiling fan * Traditional kitchen features original cabinetry, wide sink, freestanding gas stove and ample cupboard space * Dining room with split system air conditioner * 4 generous bedrooms, all with built-in robes * Bright main bathroom with separate bath and shower * Second toilet and walk-through laundry * Security roller shutters to the main windows * Wide rear verandah overlooking large back yard * Drive-through double carport * Traditional workshop and pergola * Ample garden and shed storage * Ideal renovation or upgrade project Perfectly located in a quiet, low traffic street with Creaser Park just around the corner and Baltimore Reserve and The Parafield Gardens Soccer & Sports Club both nearby. Local unzoned Primary Schools include, Karrendi Primary School, Salisbury Downs Primary, Parafield Gardens Primary and Riverdale Primary. The zoned secondary school is Parafield Gardens High. Local private schools include Garden College Primary Campus, Holy Family Catholic School & Thomas More College. Local shopping is nearby at either Martins Plaza, Hollywood Plaza or Mawson Lakes. Public transport is easily accessed, with express transport to the city available at the Mawson Lakes Interchange. *Please note that the property is currently tenanted. See tenancy details below; Current Rent: \$500 per week Lease End Date: 15/01/2024 For more information, contact Brijesh Mishra on 0430 140 905 or Jaya Prageeth on 0430 397 878. The Vendor's Statement (Form 1) may be inspected at 493 Bridge Road, Para Hills SA 5096 for 3 consecutive business days before the auction and at the auction for 30 minutes before it commences. **DISCLAIMER:** We have in preparing this document using our best endeavours to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document. RLA 326570