

321 Montague Road, Para Vista, SA 5093



House For Sale

Tuesday, 30 January 2024

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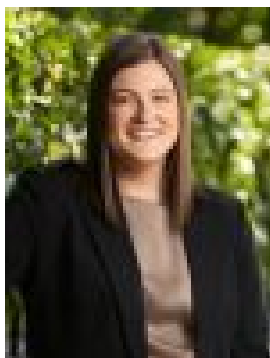
Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 610 m2

Type: House



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Auction On-Site Saturday 17th February 10:00AM

Experience modern living at its finest in this beautifully updated three-bedroom, one-bathroom home, complete with lifestyle extras that will exceed your expectations. From the moment you approach, the tidy street frontage and ample parking, including a carport, garage, and driveway, set the tone for convenience. Step inside to discover a light-filled lounge room adorned with stunning original polished timber floors and a central wall heater, creating a cozy atmosphere. Ducted air conditioning throughout the home ensures comfort, while the meals area adjoining the kitchen features split-air conditioning for customized climate control. Two of the three comfortable bedrooms boast mirrored built-in wardrobes, providing ample storage space throughout the home. The stylish bathroom showcases floor-to-ceiling tiles, a frameless shower, plenty of vanity storage, and a separate toilet for added convenience. A dedicated laundry room adds practicality. The well-appointed kitchen is a chef's delight, equipped with modern appliances, gas cooking, a dishwasher, a walk-in pantry, and ample storage both overhead and under the bench. Step through the sliding door to the outdoor haven—a covered verandah and floating deck with a BBQ, perfect for alfresco dining amid the neatly landscaped gardens. Enjoy the added luxury of an outdoor spa and firepit under the stars. A standout feature of this property is the detached studio at the rear, providing versatility as a guest space, extra living area, or a private workspace. The double garage, accessed via the lockup carport, ensures ample storage for vehicles or a secure workshop, all secured behind a sliding automatic main gate. Conveniently located near shops, schools, and bus services, this home seamlessly combines modern comforts with lifestyle extras, creating a haven you'll be eager to call your own. Move in right away and start living the lifestyle you deserve.

Property Features:

- Three-bedroom and one-bathroom home
- The master and third bedroom have mirrored built-in robes
- The lounge room has a gas heater for comfort
- Combined kitchen and meals area with a split system air conditioner and skylight
- The modern kitchen has a dishwasher, built-in gas stove, and a walk-in pantry
- The bathroom has floor-to-ceiling tiles, heat lamps, a glass shower, vanity storage, and a separate toilet
- Internal laundry room with linen cupboard and easy access to the backyard
- Linen cupboard in the hallway for easy storage
- Studio space in the rear yard with a ceiling fan and large windows
- Evaporative ducted air conditioning throughout the main home
- Gas hot water system for efficiency
- Blinds fitted across all windows for comfort
- Polished floorboards throughout the main home and laminate floorboards in the studio
- Solar panel system with twelve panels to reduce energy costs
- Pergola with pull down blinds and a spa bath to unwind
- Barbeque area with pergola and floating deck
- Large verandah for entertaining
- Fire pit, fountain, and lawn space in the landscaped backyard
- Rainwater tank and garden shed for storage
- Double garage with sliding door in the backyard with extra parking in front
- Double length carport with roller door and abundant parking in the driveway
- Lawn filled front yard with established greenery and auto sliding gate

Para Vista Primary School is only a minute away. Schools: The nearby unzoned primary schools are Para Vista Primary School, Ingle Farm East School, Ingle Farm Primary School, Modbury West School, and East Para Primary School. The nearby zoned secondary school is Valley View Secondary School. Information about school zones is obtained from education.sa.gov.au. The buyer should verify its accuracy in an independent manner.

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

Norwood RLA 278530 Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details: Council | Salisbury Zone | GN - General Neighbourhood \\ Land | 610sqm (Approx.) House | 240.6sqm (Approx.) Built | 1969 Council Rates | \$TBC pa Water | \$TBC pa ESL | \$TBC pa