

**326 Paracombe Road, Paracombe, SA 5132**

**NOAKES  
NICKOLAS**

**House For Sale**

Wednesday, 15 May 2024

326 Paracombe Road, Paracombe, SA 5132

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 6**

**Area: 2827 m2**

**Type: House**



Darcy Harcourt  
0435756245



Paul Lukeman  
0404884077

**\$1.05M - \$1.15M**

Best Offers By Monday 3rd of June at 10am (Unless Sold Prior). Time for your green change? This beautifully updated 1976 Torrens titled property bordering gently sloping vineyards will change the way you live in Paracombe. Offering five comfortable bedrooms, two light-filled living areas and a dedicated study, there is room for all on this striking rural property of approx. 2827m<sup>2</sup>. Fully renovated within its double brick foundation to offer a new kitchen and new bathrooms, plus new screen doors, blinds and floors, experience the best of both worlds within a contemporary home surrounded by wildlife and set to a soundtrack of birdsong. On the ground floor, the first living room flows out to the patio via glass sliding doors, as well as three bedrooms and the first very stylish modern bathroom. All five bedrooms are carpeted for comfort and fitted with mirrored built-in robes to create an extra sense of space. Upstairs, your sparkling new kitchen includes a brand new oven and cooktop, range hood and dishwasher, all set into fresh white cabinetry and timber look laminate bench tops, with an adjacent dining area ideal for everyday and entertaining. Flanking the kitchen on the other side is your treetop lounge room, wrapped in windows and reminding you of your gorgeous green setting. A luxurious fully-tiled main bathroom includes a family-friendly bath, while next door, the home office is fitted with built-in storage. You'll love the balcony wrapping the northern side of the upper storey. With glass sliding doors to the bedrooms and living, it's easy to imagine sleeping with the doors open in the warmer months, taking advantage of those cool hills breezes over the vines. In this wonderfully peaceful rural location you're still walking distance to the local primary school, church, oval, recreation reserve and pony club - and even Paracombe Wines for fun-filled Sundays and special events. Spend weekends hiking Gorge Wildlife Park, Anstey Hill Recreation Park and Black Hill Conservation Park, become a member at Highercombe Golf Course, and explore popular nearby Adelaide Hills villages Lovells Bakery and the Inglewood Inn are a short drive away, while everyday shopping on your way home is a breeze at St Agnes Coles and Hope Valley Drakes, with Westfield TTP only fourteen minutes away for those big shops and specialty shopping alike. Don't miss:- Reverse cycle split system A/C units to downstairs and upstairs living areas and main bedroom- Secure powered six car garage with multiple access points and adjacent shed and storeroom plus further off-street parking- 35,000L approx. rainwater storage plumbed to house- Walking distance to Paracombe Primary, easy access to Banksia Park International School and within the catchment area for Paracombe Preschool- Just 7.7km to Westfield TTP and 17km to the Adelaide CBD Land Size: 2827sqm Frontage: 45.36m Year Built: 1976 Title: Torrens Council: Adelaide Hills Council Council Rates: \$2299.99 PASA Water: \$296.80 PQES Levy: \$157.35 PA 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.