

**33 Rita Drive, Paralowie, SA 5108**



**House For Sale**

Tuesday, 19 March 2024

33 Rita Drive, Paralowie, SA 5108

**Bedrooms: 4**

**Bathrooms: 2**

**Area: 300 m2**

**Type: House**



Krish Gajera  
0425132642



Raj Kattru  
0433538456

## Auction 7th APRIL Sunday 1pm

Welcome to 33 Rita Drive, Paralowie, where modern living meets convenience in a thoughtfully designed property perfect for first home buyers and downsizers alike. Situated on a 300m<sup>2</sup> land parcel with a 156m<sup>2</sup> build, this immaculate residence offers four bedrooms, two bathrooms, and a flexible layout that allows the fourth bedroom to double as a second living space, catering to your evolving lifestyle needs.

**Key Features:**

- Contemporary Construction:** Built in 2020 by a reputable builder, this home exudes quality craftsmanship and contemporary design elements throughout.
- Generous Ceiling Heights:** Enjoy the spaciousness created by the 2.7-meter high ceilings, enhancing the overall sense of openness and comfort.
- Stylish Kitchen:** The heart of the home boasts stone benchtops, offering both durability and elegance, perfect for culinary enthusiasts and entertaining guests.
- Energy Efficiency:** Slash your power bills with the included 3.9 kW solar system, ensuring sustainable living while reducing your environmental footprint.
- Enhanced Lighting:** LED lights illuminate the interiors, providing energy-efficient lighting solutions and creating a welcoming ambiance.
- All-Season Comfort:** Experience year-round comfort with hybrid flooring, offering a blend of style, durability, and thermal insulation for every season.
- Master Retreat:** Retreat to the spacious master bedroom featuring full-length windows, allowing natural light to flood the space, creating a tranquil sanctuary.
- Luxurious Bathrooms:** Indulge in the floor-to-ceiling tiled bathrooms, exuding elegance and sophistication, elevating your daily routines.
- Outdoor Entertaining:** Entertain alfresco-style in the paved backyard, perfect for hosting gatherings or simply relaxing outdoors in the privacy of your own home.
- Storage Solutions:** Built-in robes in all bedrooms provide ample storage space, keeping your living areas clutter-free and organized.

This property is currently tenanted till April 2024 @ \$520/week. Current rental appraisal in this property is \$600/week. Additional Benefits: Currently tenanted until July 2024, providing a potential income stream for savvy investors or flexibility for those planning their move. Enjoy the convenience of the auction scheduled for Sunday, April 7th, at 1 pm. Ensure you organize your finances in advance to secure this fantastic property. Located in the new section of Paralowie, surrounded by a friendly neighborhood, this property offers a desirable lifestyle within a thriving community. Listed by Krish Gajera from EXP Realty, recognized as one of the top 10 agents in the area by Rate My Agent. For further information or to arrange a viewing, please contact Krish Gajera on 0425132642. Don't miss out on the opportunity to make this modern haven yours!

Experience the epitome of modern comfort and convenience at 33 Rita Drive, Paralowie. Whether you're a first home buyer looking to step into the property market or a downsizer seeking a low-maintenance lifestyle without compromising on quality, this property offers the perfect blend of style, functionality, and location. Act swiftly to secure your slice of paradise in this thriving community.

If You Would like to Submit an Offer, Please Use this This link <https://bit.ly/3r3UfDs> If you would like to find out How Much Your House worth, Please click this link <https://form.jotform.com/krishgajera/BookNow>

Year built: 2020  
Land size: 300 sqm (approx.)  
Dwelling size: 156 sqm (approx.)  
Council Rate: \$1725/Annually  
Water rate: 325/Quarter  
Emergency levy: \$150/Year  
Council: Salisbury  
Zone: General  
Neighborhood Title: Torrens  
RLA 300 185/ RLA 313 008

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