

33 Swallow Crescent, Parafield Gardens, SA 5107



House For Sale

Thursday, 13 June 2024

33 Swallow Crescent, Parafield Gardens, SA 5107

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Type: House



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Contact Agent

Step into home entertainment and family comfort with this superbly presented, modern and stylish home. Boasting 4 spacious bedrooms, 3 separate living areas, generous outdoor entertaining and a lush and leafy rear yard, the home is purpose-built for contemporary comfort and presents a wonderful opportunity for the growing or established family. Enjoy the benefits of contemporary design and decor with both formal and casual living zones flowing effortlessly across a modern open plan design. Relax in a formal living room with combustion heater or step on through to a large family room where split system air-conditioning ensures your year-round comfort. Crisp floating floors, fresh neutral tones and quality window treatments enhance the decor. A vibrant central kitchen offers service to both formal and casual zones. Cook in style with modern appliances, crisp white cabinetry, double sink with filtered water, stone look bench tops, wide raised breakfast bar to the family room and plenty of cupboard space. The fun begins outdoors as you relax alfresco style on a large verandah covered paved patio, overlooking a lush and leafy backyard where there is plenty of room for kids and pets to play. A detached rumpus room/home office/man cave will provide that valuable 3rd living space, perfect for the teenagers or the young at heart. All 4 bedrooms are well proportioned and all offer fresh floating floors. Bedrooms 1, 2 & 3 all provide ceiling fans, bedrooms 1 & 2 have split system air-conditioners. A bright main bathroom with separate bath and shower, separate toilet and walk-through laundry complete a value packed interior. A secure lock-up carport with roller door will accommodate the family car and there's ample offstreet parking available in a long paved driveway. Perfectly positioned in a great location close to local schools, shopping and reserves this one is certainly an exciting prospect for the established modern family. Briefly: * Fabulous family entertainer on generous traditional allotment of 575m² * Bright formal lounge with combustion heater, adjacent to the entry * Large family room with split system air-conditioner * Crisp floating floors, fresh neutral tones and bright modern décor * Vibrant central kitchen offers service to both formal and casual zones * Kitchen features modern appliances, crisp white cabinetry, double sink with filtered water, stone look bench tops, wide raised breakfast bar to the family room and plenty of cupboard space * 4 spacious bedrooms, all with fresh floating floors * Bedroom 1 & 2 with ceiling fans and split system air-conditioners * Bedroom 2 with ceiling fan and built-in robe * Bedroom 3 with built-in robe * Bright main bathroom with separate bath and shower * Separate toilet and walk-through laundry * Large paved rear verandah, ideal for alfresco entertaining * Detached rumpus room with ceiling fans and exposed beams * Large backyard with ample room for kids and pets * 2 garden sheds for outdoor storage * Both ducted and split system air-conditioning * Single lock-up carport with roller door Perfectly located in a quiet road nestled amongst other similar quality homes. Heron Avenue Reserve, Andrew Smith Drive Oval, Chesser St Reserve and the Little Para River Linear Reserve all provide great open space areas for your daily exercise and recreation. Local shopping is nearby at Paralowie Village, Martins Plaza or Hollywood Plaza. Local schools include, The Pines Primary School, Salisbury Downs Primary, Riverdale Primary with Parafield Gardens High School being the zoned secondary educational facility. A great family home, perfect for the growing family who love to entertain and relax at home. Specifications: CT Reference / 5118/832 Council / City of Salisbury Zone / General Neighbourhood Year Built / 1990 Land Size / 576 m² approx Council Rates / \$1865.50 per annum SA Water Rates / Supply \$74.20 & Sewer \$85.96 per quarter + usage Emergency Services Levy / \$134.65 per annum Professionals Manning Real Estate 265 North East Rd Hampstead Gardens SA 5086. Professionals Manning Real Estate is proud to service the Adelaide Real Estate market. If you are thinking of selling or leasing you should give the team a phone call on 82666052 to arrange a free no obligation market opinion. RLA 281289 Disclaimer. If a land size is quoted it is an approximation only. You must make your own enquiries as to this figure's accuracy. Professionals Manning Real Estate does not guarantee the accuracy of these measurements. All development enquiries and site requirements should be directed to the local govt. authority. Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. Development is subject to all necessary consents. You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice. RLA 281289