

**36 Athalie Avenue, Parafield Gardens, SA 5107**



**Sold House**

Tuesday, 26 September 2023

36 Athalie Avenue, Parafield Gardens, SA 5107

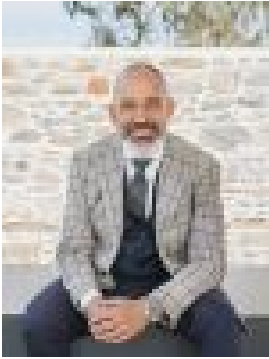
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 807 m2**

**Type: House**



Peter Kikianis  
0882424777

**\$671,000**

Welcome to 36 Athalie Avenue, Parafield Gardens! This original 3-bedroom house is now available for sale through auction. Sited on a large allotment of approximately 807sqm and backing on to Creaser Reserve, make this the ideal redevelopment site for multiple allotments (subject to planning consents) or the ideal home that offers potential for further improvements. As you step inside, you'll be greeted by a cozy living room, perfect for relaxing with your loved ones. The separate dining room provides ample space for family meals and entertaining guests. The property features timber floorboards under carpet throughout. The original kitchen has plenty of cupboards and a gas cooker for convenience, the bathroom is also original but in great condition with a deep bath and separate shower. Other features include split system air conditioning to keep you warm during the colder months and cool during the warmer months. For your convenience, the property offers secure parking, ensuring the safety of your vehicle. The fully fenced backyard provides a private oasis, perfect for enjoying the outdoors with your family and furry friends. Situated in a sought-after location, you'll find yourself close to all amenities, including schools, shops, and public transportation. Don't miss the opportunity to make this house your home. Contact us today to arrange a viewing and secure your chance to own this wonderful property at 36 Athalie Avenue. \*\*All information provided has been obtained from sources deemed to be reliable; however, we cannot guarantee the information is accurate and the vendor and the agent do not accept any responsibility or liability for any errors or omissions. Interested parties should conduct their own independent enquiries & advice regarding the property\*\*\*\*The Form 1 - Vendor's statement may be inspected at Ray White Semaphore 1 Military Road, Semaphore South for 3 consecutive business days prior to the auction, and at the auction, 30 minutes before it starts\*\*