

**36 Field Street, Parafield Gardens, SA 5107**



**Sold House**

Tuesday, 15 August 2023

36 Field Street, Parafield Gardens, SA 5107

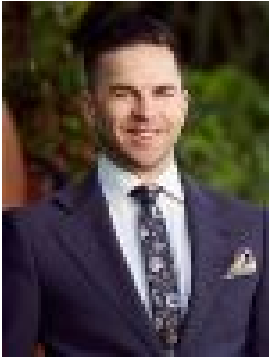
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 364 m2**

**Type: House**



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**\$666,500**

Whether you're looking for a home or a great investment opportunity with incredible ROI potential, look no further, we've got the ideal place for you! Welcome to 36 Field Street, a stunning family home that offers comfort, style, and an enviable outdoor entertaining space. Boasting three bedrooms and two bathrooms, this residence is designed with modern living in mind, and with a land area of 364m<sup>2</sup>(approx), this property offers plenty of space to satisfy all of your lifestyle needs. The open-plan kitchen, dining, and family area is the heart of the home. The kitchen boasts ample storage space, plenty of bench space, a spacious pantry, and a chic tiled backsplash. The adjoining dining and family area opens up to the outdoor entertaining area through sliding doors, creating a seamless flow between indoor and outdoor living. The main suite features an ensuite bathroom and a walk-in wardrobe, providing a private retreat. The two additional bedrooms are spacious and equipped with built-in wardrobes, while the large windows flood the rooms with natural light. The second formal lounge boasts elegance and comfort with plenty room for entertaining. Step outside and be greeted by a magnificent outdoor entertaining space. The pitched roof pergola is equipped with gas heating, blinds, LED downlights, a ceiling fan, a fireplace, surround sound speakers, and provisions for a bar fridge and TV. A 55inch Hi Sense TV and exquisite outdoor furniture gracefully complement your new home, staying with the property as a generous inclusion in the sale. Overlooking the gardens and ample grass area, this space is perfect for hosting gatherings and creating lasting memories.

**KEY FEATURES:**

- Ample driveway and parking space for two cars
- Solar panels reducing your carbon footprint while enjoying substantial energy savings.
- Master suite with a deluxe ensuite bathroom and an ample walk-in wardrobe
- Bedrooms 2 and 3 feature practical built-in robes and expansive windows
- Open-plan kitchen/dining/family area, with plenty of air and natural light
- Kitchen features lots of storage space in its ample cabinetry, a spacious pantry and plenty of bench space
- Outdoor entertaining area with a ceiling fan for year-round comfort, a bar and a fireplace
- 55 inch Hi Sense TV and exquisite outdoor furniture gracefully complement the home, staying with the property as a generous inclusion in the sale
- Easily maintained front yard and back yard featuring artificial turf
- Laundry room with linen closet
- Shelter and shed with lots of extra storage room
- Garage with roller door and second off street parking space
- Back yard includes a garden shed which provides ample storage for all your gardening essentials

**LOCATION:**

- A short 3 minute drive to Holy Family Catholic School
- 6.8km to the bustling new shopping precinct, The District

Situated in a convenient location, this home is close to parks and reserves such as Leaf Street Reserve, Chesser Street Reserve, Ohio Court Reserve, and Boulevard Wetlands. Families will appreciate the proximity to quality schools including The Pines School, Holy Family Catholic School, Parafield Gardens High School, and Thomas More College. Don't miss the opportunity to make 36 Field Street your new family home. Arrange an inspection today and experience the impressive features and excellent location that this residence has to offer.

**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. Ray White Grange are taking preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing will be required at this open inspection.

**Property Details:** Council | SALISBURY Zone | GN - General Neighbourhood \\ Land | 364sqm(Approx.) House | 185sqm(Approx.) Built | 2012 Council Rates | \$TBC pa Water | \$TBC pa ESL | \$TBC pa