

**36 Wyatt Road, Parafield Gardens, SA 5107**



**House For Sale**

Thursday, 11 April 2024

36 Wyatt Road, Parafield Gardens, SA 5107

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 789 m2**

**Type: House**



Eriks Draiska  
0418804900

## \$650-\$710,000

Discover unparalleled flexibility and endless potential in this rare opportunity nestled within an attractive northern suburbs location. With three bedrooms and vast indoor and outdoor entertainment areas, this home offers a canvas for transformation with minimal effort. Situated in close proximity to schools, shops, transport, and sporting facilities, this property boasts 2 spacious living areas, built-in robes, air conditioning, heating, and outdoor entertaining spaces perfect for hosting teenage stay-overs or memorable gatherings. The main bedroom features built-in robes, while a large bathroom with its garden window, separate bath, shower, convenient vanity and instant gas hot water ensures comfort and convenience. Ducted reverse-cycle air-conditioning keeps things cozy all year round, while an open fire provides extra warmth during colder spells. Costs are kept to a minimum with the advantage of a 6.6 Kw Solar system. Step into the large bright front lounge with plush carpeted flooring, then around to be greeted by the inviting ambience of the superbly-finished gourmet kitchen, perfect for unleashing your creativity. This culinary haven is a true highlight, offering an electric cooktop, electric wall oven, corner pantry cupboard, expansive bench space, undercroft and overhead cupboards, dishwasher, rangehood, water filter, and a dual sink, illuminated with an overhead skylight. The kitchen services the adjacent dining area and enormous tiled family room lit with power-saving LED downlights. But the allure doesn't end indoors. The exterior beckons with easy-care gardens with pop-up sprinklers, a rear verandah-covered patio for year-round entertaining, and a safety-fenced cement and tiled in-ground swimming pool with salt-chlorination - offering lifestyle opportunities for every season. Whether it's a cozy family barbecue on a balmy summer evening or a grand celebration on the chilliest, rainiest day, the outdoor entertaining area is a true gem waiting to be fully appreciated. Additional outdoor features include a long side carport and garage UMR, providing ample space for gardening tools and swimming accessories, there's also a tool shed and garden shed, all on a secure family-friendly block spanning 789 square meters where there is ample room to store a caravan, boat, trailer or camper. Built in 1968, this home is ready to move in and also presents subdivision potential (STCC). Priced to attract strong interest from homebuyers, developers, and investors alike, seize this opportunity to make your mark on this exceptional property. Don't miss out - come and make your offer today. Any details, text, plans, shown dimensions are approximations, subject to change, for representation purposes only, they are not part of any legal document or agreement. No guarantee is given that they are true or correct. Photos may have been enhanced for visual appeal. Or 'Sprinkled with Magic Fairy dust' re-touched to enrich the night sky, add a sunset or gloss over some repair items. Staging Disclaimer: Photos for illustration purposes only and may contain digitally staged elements and enhancements such as virtual furniture, soft furnishings or other property features - buyers should do their own due diligence prior to entering into a contract of sale to confirm the suitability of the property for their intended use. Council may or may not have complete records of property improvements. Some features may require servicing, repair, or maintenance, no warranties are expressed nor implied. Unless otherwise agreed, the property is offered and sold on as-is basis. If suitable for Subdivision or Re-Development, it is STCC (Subject to Council Consent). Make your own inquiries. More detail is in the Contract Note, Form 1, and Searches. Any Furniture or Personal effects shown in the property or photos are not included unless specified as Inclusions or Exclusions. For AUCTION: Section 7 and Vendor Statements re: encumbrances, etc., may be viewed in the office three days prior and at the Place of Auction 30 minutes prior. If bidding, pre-arrange Finance and/or any additional inspections asap. Unless otherwise agreed, 10% Deposit due on Fall of the hammer or subsequent purchase with a 30-Day Settlement. During Opens, Private Inspections, Online, or Offline Enquiries, we request and record your name, email, phone for Vendor security, feedback, peace of mind AND to assist YOU, in your dream home search. You will receive follow-up, you can make an offer, ask Q's, or give feedback. Details are confidential as protected by the Privacy Act 1988. Privacy Policy is available on our website. Ask about PARTNER PROGRAM where you can DIY and SAVE money! This is ideal for remote, country or Metropolitan properties. Get help and advice with DECEASED Estates and MORTGAGE stress helping you avoid foreclosure or with any other circumstance that needs the assistance of an experienced professional agent. For Investment Property. Check RENT at realestate.com.au or at rent.com.au to find more about rental returns. We support Equal Opportunity and are All-inclusive. We will help, regardless of race, colour, creed, sexuality, religion, ancestry, marital status, age, gender, vax status, or anything else! Call us on 8396 1100! PS If You Introduce anyone who Lists & Sells with us, we will Gift you \$550.00 CASH to Really say Thanks! \*Sensible Conditions Apply, E&OERLA 300 185 Disclaimer: The information contained in this website has been prepared by eXp Australia Pty Ltd ("the Company") and/or an agent of the Company. The Company has used its best efforts to verify, and ensure the

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