

**38 Tripodi Circuit, Parafield Gardens, SA 5107**



**Sold House**

Wednesday, 14 February 2024

38 Tripodi Circuit, Parafield Gardens, SA 5107

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 427 m2**

**Type: House**



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**\$735,000**

Constructed in 2017, this contemporary home in Parafield Gardens continues to offer modern living with all the conveniences desired by today's families. Well-maintained and designed with a focus on open living and natural light, this property is ideally positioned near the tranquil Little Para River and its picturesque walking trail. At the forefront of the home, the carpeted master bedroom provides the heads of the house with a ceiling fan, ensuite, featuring a single vanity, shower and toilet, alongside a walk-in robe for ample storage. Just down the hall, bedroom 2 mirrors these comforts with its own carpeting, fan and blinds, while bedrooms 3 and 4 continue the cosy theme, each furnished with built-in robes, fans and soft carpet underfoot. The laundry room, complete with a sliding glass door for side access, includes a standard sink with underneath cupboards and an additional built-in cupboard, ensuring laundry day are practical and seamless with space designated for both a dryer and washing machine. Separate from the bathroom for extra convenience, the toilet is an independent amenity. The family bathroom itself offers a relaxing bath, a single vanity and a shower, catering to the needs of all household members. Fluidity defines the shared living spaces, with tiled flooring underpinning a bright and airy kitchen, dining and lounge area. The open-plan design is accentuated by abundant natural light streaming through. At the heart of the living space, the kitchen beckons with a 600 gas cooktop and Blanco dishwasher, framed by downlights and feature pendant lights over the breakfast bar - a spot ideal for casual dining and social interactions. Connectivity to the outdoors is effortless with two sliding doors; one leads to the side of the house, while the other opens to a simple, grassed backyard, perfect for children's play or pets to roam. A substantial double carport comes with an automated roller door, offering the capacity for four cars, in addition to driveway space for two more vehicles, while doubling as a designated alfresco dining area when entertaining. The 6.5kws solar panels and ducted evaporative air conditioning system speak to the home's energy efficiency and climate control, while security cameras, both inside and outside, ensure peace of mind for residents. This Parafield Gardens home represents an idyllic blend of modern architecture with the functional requirements of everyday living, all within reach of beautiful natural surroundings and daily necessities.

Additional Features: • Ceiling fans in all bedrooms • Tidy front facade with a modern • Curtains or blinds on all windows / doors • Short drive to Hollywood Plaza Nearby schools include: Endeavour College, Holy Family Catholic School, Parafield Gardens R-7 School, Parafield Gardens High School, Paralowie School, Riverdale Primary School, Salisbury High School, The Pines School, Thomas More College Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price. Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts. Norwood RLA 278530 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. Property Details: Council | SALISBURY Zone | GN - General Neighbourhood Land | 427sqm (Approx.) House | 202sqm (Approx.) Built | 2017 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa