

# 4/155 Nelson Road, Para Vista, SA 5093



## Sold House

Thursday, 17 August 2023

4/155 Nelson Road, Para Vista, SA 5093

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 380 m2**

**Type: House**



Bruce Raison

**\$481,000**

This delightful Community Titled home sits on its own allotment of approx. 380sq.m & boasts approx. 133sq.m of stylish living. Originally constructed in 1958 utilizing double brick with cement tiled roof the home has been totally renovated & upgraded since & now enjoys all modern amenities. It is set adjacent to public transport & is within easy commuting to numerous local schools, shopping centres i.e.: Ingle Farm, Clovercrest & Tea Tree Plaza etc. Currently it's under a "fixed lease" until September 2023 to excellent tenants (who would love to stay on) & it's returning a very respectable \$1,860 (approx.) per month. The property boasts a generous entry hall that leads from the front verandah to the central "open plan" living areas. Highly glazed neutral toned tiles grace the floors throughout the main traffic areas & along with high & vaulted ceilings gives the air of space & class! The lounge room features a cosy gas log fire & glass sliding doors that lead to the covered & paved outdoor entertaining area, private garden, clothes line & access to the separate free standing double garage. The dining area & kitchen are adjoining, with the kitchen boasting ample bench & cupboard space, electric under bench oven, electric cook tops & built-in range hood. The three generous sized carpeted bedrooms all feature built-in sliding robes & are serviced by a totally modern bathroom with full size bath, glass shower cubicle, vanity unit & W.C. & the separate laundry provides the link. Despite double brick construction & high ceilings, summer comfort is also assured via the built-in ducted evaporative cooling & it enjoys an economical gas "instantaneous" hot water service. Despite double brick construction & high ceilings, summer comfort is also assured via the built-in ducted evaporative cooling & it enjoys an economical gas "instantaneous" hot water service, plus an 8 panel (2kW approx.) Solar power generating system. Ample parking is provided outside & the 6m x 6m garage has remote controlled entry & a rear personal access. All in all, this property boasts classy, modern features with very minimal outside maintenance, thus making it ideal as a very astute investment or for someone (or family) with a very busy lifestyle.... But best be quick, or be prepared to be disappointed!!