

**4/189 Martins Road, Parafield Gardens, SA 5107**

**Unit For Sale**

Monday, 17 June 2024

4/189 Martins Road, Parafield Gardens, SA 5107

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 352 m2**

**Type: Unit**



Paul Whitney  
0433273034



Matt Crouch  
0435736133

**\$549k-\$599k**

Welcome to your new modern and low maintenance home located in a gated complex, perfect for small families, downsizers, investors, or first home buyers. This 3-bedroom, 1-bathroom property offers the ideal combination of comfort and convenience. Upon entering the home, you will be greeted by the open plan living area which includes a stylish kitchen with a black and white colour scheme. The kitchen boasts a gas cook top, oven, rangehood, double sink, and pantry, making meal preparation a breeze. The kitchen seamlessly flows into the dining and living area, creating a perfect space for entertaining guests or spending quality time with your loved ones. The 3 bedrooms are all well-sized, with 2 of them featuring built-in robes for ample storage space. The main three-way bathroom offers easy access from all bedrooms and includes a separate toilet for added convenience. Additional features of this home include: - R/C ducted air conditioning for year-round comfort. - A double garage with roller door access to the backyard. - A second living space for added flexibility. - A laundry with direct access to the backyard. - A large outdoor verandah perfect for outdoor dining or relaxing. - Low maintenance gardens. - Instant gas hot water system for efficiency. Located at 4/189 Martins Road in Parafield Gardens, this property is surrounded by an array of amenities that cater to all your needs. Just a short drive away, you will find Martins Plaza and Hollywood Plaza, offering a variety of shops, cafes, fast food, medical practices and supermarkets for your convenience. For those who enjoy outdoor activities, the nearby parks such as Carisbrooke Park and Greenfields Wetlands provide perfect spots for leisurely walks or picnics. Families with children will appreciate the proximity to local schools including Parafield Gardens High School and Parafield Gardens Primary School. Public transport options are also easily accessible, with bus stops nearby providing convenient connections to surrounding areas. Additionally, the property is just a short drive from Salisbury City Centre and Mawson Lakes, where you can find a wider range of shopping, dining, and entertainment options. With all these amenities at your doorstep, living at 4/189 Martins Road ensures a convenient and enjoyable lifestyle. Don't miss out on the opportunity to make this beautiful property your new home. Contact us today for more information. Paul Whitney on 0433 273 034 or Matt Crouch on 0435 736133. We look forward to meeting you at our open home. Specifications: CT / 6042/574 Council / Salisbury Zoning / GN Built / 2011 Land / 352m<sup>2</sup> (approx) Council Rates / \$1315.60pa Community Rates / \$204pa Emergency Services Levy / \$209.85pa SA Water / \$215.35pa Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / The Pines School, Riverdale P.S, Parafield Gardens P.S, Karrendi P.S, Salisbury Downs P.S, Parafield Gardens H.S Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 330069