

4/9 GOODFIELD ROAD, Para Hills West, SA 5096



Unit For Sale

Wednesday, 20 March 2024

4/9 GOODFIELD ROAD, Para Hills West, SA 5096

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 144 m2

Type: Unit



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Auction On-Site Sunday 7th April 11:45AM

Nestled in the heart of Para Hills West, 4/9 Goodfield Road offers a perfect blend of comfort and convenience, presenting an ideal opportunity for those seeking a cozy retreat to call home. From the moment you step through the door, you'll be greeted by the warm ambience and inviting atmosphere that permeates every corner of this charming residence. With its thoughtfully designed layout and modern amenities, this home is sure to captivate even the most discerning of buyers. The interior boasts a seamless fusion of style and functionality, with elegant floorboards gracing the living spaces and bedrooms. Unwind in the front lounge room, ready for entertaining friends or relaxing after a full day, while enjoying the comfort of split system air conditioning on warmer days. The updated kitchen features ample sleek white cabinetry and wooden benchtops, complemented by an electric stove and a gas hot water system with a remote digital temperature controller for added convenience. Enjoy a seamless dining experience with the combined meals area. Relax and unwind in the two spacious bedrooms, both fitted with built-in robes for practical storage. The ideally located bathroom features a soothing bathtub to wind down after a long day, a glass shower, and vanity storage, while the separate toilet is conveniently housed in the laundry room. The rear rumpus room seamlessly connects to the outdoor entertaining area, providing the perfect setting for al fresco dining and gatherings with friends and family. Enjoy the outdoors with a garden pergola shading an established fruit tree, while the rainwater tank provides an ecofriendly solution. Privacy and security are assured with external roller shutters across the bedrooms, kitchen, and lounge windows, with secure parking available in the single car garage, and within the driveway. Enjoy community living within this inviting unit. Centrally located, this property offers easy access to the city, Mawson Lakes, and the expressway to Adelaide, making commuting a breeze. Nearby shopping centres and public transport options ensure that errands are always convenient, while the peaceful and friendly neighbourhood fosters a sense of community and belonging. With excellent schools nearby, as well as childcare facilities, families will find everything they need right at their doorstep. Enjoy dining out at local restaurants and cafes or stay active at Anytime Fitness, just moments away. Experience the best of suburban living at 4/9 Goodfield Road - your perfect sanctuary awaits.

Property Features:

- Two bedroom and one bathroom unit
- Both bedrooms have built-in robes for easy storage
- Front lounge room with split system air conditioning
- Combined meals and kitchen area
- The updated kitchen has an electric stove, ample white cabinetry, and wooden benchtops
- The bathroom has a bathtub, glass shower, and vanity, with a separate toilet in the laundry
- The internal laundry has storage and bench space, and houses the detached toilet
- Large linen cupboard in the hallway for easy storage
- Sheer curtains fitted across the windows
- Laminate floorboards fitted throughout the home
- Rear rumpus room for entertaining or as an extra living space
- Paved entertaining verandah for outdoor gatherings
- Garden pergola with established fruit tree and greenery
- Tidy and secure backyard with neat garden beds, a courtyard, and a rainwater tank
- Welcoming front porch in the tidy, grass filled front yard
- Single car garage with roller door, and extra parking in the driveway
- Gas hot water system with digital temperature controller
- External roller shutters across the bedrooms, kitchen, and lounge windows
- Land size of 164 m², living space of 87 m²

• Para Hills High School is less than a minute away

Schools: The nearby unzoned primary schools are Para Hills West Primary School, Keller Road Primary School, Para Hills School, Gulfview Heights Primary School, and North Ingle School. The nearby zoned secondary school is Para Hills High School. Information about school zones is obtained from education.sa.gov.au. The buyer should verify its accuracy in an independent manner.

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 | CITY OF SALISBURY Zone | General Neighbourhood House | 144sqm (Approx.) Built | TBCCouncil Rates | \$TBC pa Water | \$TBC pa ESL | \$TBC pa