

**4 Lincoln Avenue, Parafield Gardens, SA 5107**



**House For Sale**

Tuesday, 6 February 2024

4 Lincoln Avenue, Parafield Gardens, SA 5107

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 721 m2**

**Type: House**



Vince Tropepe

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## **Auction On-Site Sunday 25th February 4:30PM**

Set in the evolving neighbourhood of Parafield Gardens, this three-bedroom home presents a promising opportunity. With a sizeable allotment of 722sqm, it beckons the visionary - whether an ambitious renovator or a developer ready to split and innovate - to realize the immense potential etched in its foundation. From the curb, this home greets onlookers with a pleasant front facade. Inside, all bedrooms are front facing with the master bedroom, a space of comfort and possibility, includes a built-in robe and ceiling fan, while wooden floorboards span the residence, offering a warm and enduring appeal. The heart of the household, the living room, hosts a ceiling fan, built-in gas heater set within a brick fireplace that also serves as a bookshelf, as well as large front facing windows - elements that promise warmth, light and character. This central gathering space effortlessly flows into the dining area through a broad entryway, establishing an environment conducive to both family life and entertaining. A simple kitchen maintains the theme of potential, presenting an area ripe for transformation into a culinary haven of modern tastes and conveniences. Gas outlets are readily available with an existing gas stove/oven and tidy cabinetry offers storage solutions. Multiple sheds outside affirm the robust utility of this property, ensuring any practical needs for further storage or workspace are amply met. Outside, a sprawling backyard awaits, a blank canvas easily envisioned as a verdant garden to match one's dreams. A paved alfresco dining area and veranda, reached from the main roof, provide the perfect starting points for an outdoor oasis. With a massive rainwater tank available to support your horticultural ambitions and a single garage for vehicle storage, the essentials are in place. Transformation awaits at the hands of those able to see its strong bones and solid foundation - a complete restoration or perhaps a knockdown to usher in a new era of residential splendour. Envision your grand estate or perhaps a duo of dwellings, subject to necessary approvals, and seize the moment in Parafield Gardens, where opportunity knocks for those with a blueprint for beauty and a heart for restoration. Additional Features: • A combinations of raw and polished timber floorboards throughout • Ceiling fans in all bedrooms • Clothesline in the backyard • 10 Solar Panels • 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 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. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a list of recent local sales to help you with your market and value research.