

4 Linton Road, Para Hills, SA 5096



House For Sale

Wednesday, 17 January 2024

4 Linton Road, Para Hills, SA 5096

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 348 m2

Type: House



Mark Fricker
0413000845



Tim Dennis
0428909228

Auction \$620,000

Auction Location: On Site Discover the pinnacle of a lock-and-leave lifestyle in this attractive residence, positioned in the heart of Para Hills. Whether you're a first-time homebuyer, a downsizer, or an investor seeking a sound investment, this home is ready to surpass your expectations. The contemporary design of this secure and low-maintenance haven is bound to leave a lasting impression on discerning buyers. Greeted by a modern facade, the seamless flow of ambiance throughout creates an enchanting living experience. The luminous interior, adorned with a neutral colour palette and bathed in natural light, ensures that returning home to this residence is a daily delight. The practical layout encompasses three bedrooms and two bathrooms, with a spacious, light-filled living and dining room forming the heart of the home. The immaculate kitchen, featuring a gas cooktop, breakfast bar, and dishwasher, is a haven for avid food enthusiasts. Step into the charming backyard, requiring minimal upkeep but offering ample space for gardening enthusiasts to craft their own outdoor sanctuary. Take in the sunshine as you savor your morning coffee in this peaceful space. Perfectly situated amidst a variety of amenities, parks, and playgrounds, this impressive home offers a lifestyle of unparalleled convenience. Whether you're seeking a quality first home, a family abode in a sought-after locale, a downsizing option near outstanding local amenities, or an investment property, this pristine home effortlessly caters to your every need. Features that make this home special:- Master bedroom with walk-in robe and ensuite - Bedrooms 2 and 3 both with built-in robes - Study - Contemporary kitchen with stainless steel appliances including gas cooktop, dishwasher, pantry, ample cupboard space and sweeping bench tops including breakfast bar- Open-plan living and dining area with split system air conditioner - Sparkling main bathroom with separate bath and shower + separate toilet and powder room - Laundry of good size with linen storage and external access- Landscaped backyard- Double garage with automatic panel door and driveway for additional off-street parking Ideally located within close proximity to a variety of schools, parks and public transport options. Only a short drive to all the shopping and entertainment that Tea Tree Plaza has to offer. All of this and the added bonus of the Adelaide CBD just 16kms (approximately) away. All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. RLA 313174