

4 The Parade, Blair Athol, SA 5084



House For Sale

Wednesday, 7 February 2024

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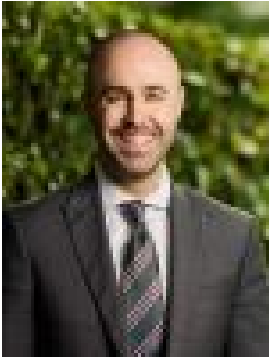
Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 744 m2

Type: House



Nick Borrelli
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Auction On-Site Saturday 24th February 3:00PM

Discover the epitome of modern living at 4 The Parade, Blair Athol. This exquisite 4-bedroom, 2-bathroom residence on a generous 744sqm block offers a harmonious blend of style and functionality. Step into the heart of the home, where a tiled open-plan kitchen, living, and dining area beckon. The kitchen is a culinary delight with ample benchtop and storage space, a convenient double granite sink with puratap, gas cooktop, and a breakfast bar - perfect for both everyday meals and entertaining guests. The expansive living and dining area is bathed in natural light. Transition seamlessly to the outdoors through sliding doors, where an alfresco entertaining space awaits, including an outdoor kitchen with a built-in tandoori oven and bar fridge. Relax under the verandah and take in the lush greenery of the backyard. Additionally, embrace cozy evenings outdoors by the firepit area with U-shaped bench seating, perfect for gatherings with family and friends. Retreat to the master bedroom, complete with a ceiling fan, walk-in robe, and a private ensuite featuring a generous double shower - your personal sanctuary. Bedrooms 2 and 3 offer built-in robes and ceiling fans, ensuring a comfortable space for rest and relaxation. The versatile Bedroom 4, spacious and well-lit, can also serve as a home office or study. The main 3-way bathroom is designed for convenience, featuring a separate toilet and a spacious vanity. Indulge in a leisurely 2-person spa bath or invigorating shower, all within the comfort of your own home. The thoughtful layout continues with a spacious laundry boasting a sink and ample storage, seamlessly leading to the backyard. This home is equipped with modern comforts, including reverse cycle air conditioning and ceiling fans throughout, ensuring a comfortable living environment year-round. Take advantage of the eco-friendly 2.5kw solar panels, providing sustainable energy solutions and reducing environmental impact. Enjoy the ease of maintenance with a large lawn area and well-kept gardens. A garden shed adds practicality to your outdoor space. The secure double garage provides peace of mind for your vehicles. Location: • 7kms from the CBD • Local schools include: Enfield Primary, Our Lady of the Sacred Heart College, Prospect North Primary, St Paul Lutheran, Blair Athol North, St Gabriel's, Rosary Priory and Blackfriars Priory. • Great shopping available at Coles Blair Athol and Northpark Shopping Centre, along with the vibrant Prospect Rd Shopping Precinct quality lifestyle shopping at the Churchill Centre. • Numerous parks and reserves in the local area for exercise and recreation, and public transport a short walk away. 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. RLA 322799 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 | PORT ADELAIDE ENFIELD Zone | GN - General Neighbourhood \ Land | 744sqm (Approx.) House | 237sqm (Approx.) Built | 2013 Council Rates | \$TBC pa Water | \$TBC pa