

415 Bridge Road, Para Hills, SA 5096



House For Sale

Friday, 2 February 2024

415 Bridge Road, Para Hills, SA 5096

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 850 m2

Type: House



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Auction Sat 17th Feb 3pm (USP)

Nestled on a traditional allotment of 850m², this 1976 constructed, solid brick home is presented in outstanding condition offering 3 spacious bedrooms, 2 separate living areas and extensive shedding. Ideal for the home buyer wishing to live on a large allotment and enjoy the health and lifestyle benefits of an extensive garden or an opportunity to explore the subdivision and redevelopment potential on offer. The home features fresh neutral tones, 2.7m ceilings, ambient natural light and quality floor coverings across 7 main rooms plus garage. Relax in a bright, light filled living room where split system air-conditioning ensures your year-round comfort, or adjourn to a spacious tiled dining room featuring ceiling fan and direct access to alfresco entertaining. A large central kitchen offers service to both living and dining rooms. Enjoy the traditional layout where solid timber cabinetry, stone look bench tops, double sink with filtered water, glass hotplates and a plethora of cupboard and pantry space feature. All 3 bedrooms are generously proportioned, all double bed capable, all with fresh quality carpets. Bedrooms 1 and 2 both offer built-in robes, bedroom 1 has a ceiling fan. A bright main bathroom features separate bath and shower, wide vanity and adjacent toilet, while a dedicated laundry room and 2nd toilet provide valuable utility spaces. The fun begins outdoors where your brand-new man cave (lined shed) awaits. A single drive-through garage with auto roller door and adjacent carport offers valuable vehicle accommodation, while 3 handy garden sheds provide workshop and storage space. Mature fruit trees, rainwater tank and a large garden area complete this wonderful offering that will appeal to both homebuyers and investors. Briefly: * 1976 constructed solid brick home on generous 850m² allotment* Ideal to live in now or explore the development potential (STC)* 2.7m ceilings, fresh neutral tones and quality floor coverings* Generous living room with split system air-conditioner and ample natural light* Spacious dining room with tiled floors, ceiling fan and exterior access to alfresco* Spacious central kitchen features solid timber cabinetry, stone look bench tops, double sink with filtered water, glass hotplates and a plethora of cupboard and pantry space* 3 spacious bedrooms, all double bed capable, all with fresh quality carpets* Bedrooms 1 & 2 with built-in robes, bedroom 1 with ceiling fan* Bright main bathroom with separate bath and shower plus wide vanity* Separate toilet plus 2nd outdoor toilet* Traditional laundry room/utility space* Single drive-through garage with auto roller door* Single drive-through carport* Lined shed/man cave* 3 garden sheds offering abundant workshop and storage* Large backyard with established fruit trees* Rainwater tank and lawn area Centrally located within easy reach of all desirable urban amenities. Para Hills School is a short walk or ride away, with East Para School, North Ingle School and Pre School, Para Hills West Primary and Para Hills High all available and The University of South Australia, Mawson Lakes also nearby. Kesters Road Child Care Centre and Liberman Kindergarten are nearby for the younger family. Quality shopping can be found just up the road at Para Hills Shopping Centre and the Gepps Cross Lifestyle shopping Precinct further afield. The local area has many reserves and recreational parklands with local sporting and social clubs including The Paddocks, (dog friendly park), Lindblom Park, Rowe park and Pooraka Triangle Park, plus Para Hills Soccer, Community, Bowling and Tennis Clubs just a short walk away. Act fast to secure this desirable offering. A fabulous development, residence or investment opportunity. Your inspection is essential. For more information, contact Brijesh Mishra on 0430 140 905 or Monique Kingsada on 0402 041 637. The Vendor's Statement (Form 1) may be inspected at 493 Bridge Road, Para Hills SA 5096 for 3 consecutive business days before the auction and at the auction for 30 minutes before it commences. DISCLAIMER: We have in preparing this document using our best endeavours to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document. RLA 326570