

41b Joanne Terrace, Parafield Gardens, SA 5107



House For Sale

Thursday, 4 April 2024

41b Joanne Terrace, Parafield Gardens, SA 5107

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 352 m2

Type: House



Corey Voss

0412262180

\$650,000 - \$670,000

This charming residence situated in a highly sought-after area, presents an excellent opportunity for those seeking to diversify their investment portfolio or potentially downsize in the future. Set upon an approximately 324m² allotment and conveniently located near open reserves, schools, and shopping amenities, this property offers both convenience and desirability. Designed for contemporary family living, this villa-style home exudes luxury and boasts an array of high-quality features. Ideal for families, young couples, downsizers or as a first home/investment property, it provides a comfortable and sophisticated living environment. Key features include :- Torrens Titled land spanning approximately 324 sqm, with a frontage of approximately 11.77 meters- Luxurious master bedroom featuring a walk-in robe and ensuite- Elegant laminate timber floorboards adorn the hallway and main living areas- A stylish kitchen equipped with stainless steel appliances, a gas cooktop, and ample cupboard space- Spacious open-plan living and dining area seamlessly connected to the rear yard through sliding doors- Well-appointed main bathroom with a separate bath and shower- Abundant linen storage within the hallway- Separate laundry area with additional storage provisions- Single car garage offering internal access to the home- Ducted reverse cycle air conditioning ensuring year-round comfort- Rear verandah complemented by manageable gardens Proximity to schools, shopping centers, public transport, and other amenities. Currently leased until August 2024, the property generates a rental income of \$480 per week. However, the current market estimation suggests a potential rental yield of approximately \$570 - \$590 per week. Nestled in the desirable suburb of Parafield Gardens, the property enjoys close proximity to various educational institutions including TAFE SA, UniSA (Mawson Lakes), as well as shopping destinations such as Hollywood Plaza Shopping Centre and Parabanks Shopping Centre. Additionally, convenient access to Parafield Train Station further enhances its appeal, making it an attractive investment opportunity. Call Corey for more information! Disclaimer: We have in preparing this document used 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. RLA155355