

42 Malbanda Avenue, Para Vista, SA 5093



Sold House

Thursday, 14 September 2023

42 Malbanda Avenue, Para Vista, SA 5093

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 690 m2

Type: House



Mohit Gupta
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\$737,000

Presented by your local real estate agent Mohit Gupta of Ray White Modbury is this 1970 built, family entertainer in the evergreen suburb of Para Vista. Situated on a generously sized allotment of approximately 690m² astute purchasers will notice the subdivision potential subject to the necessary planning consent. Ample space provides a multitude of internal and external possibilities moving forward. Located only a stone's throw away from Ingle Farm Shopping Centre, Clovercrest Shopping Centre, Ingle Farm Little Athletics Centre and many local parks and reserves such as Golding Oval. Within minutes from Westfield Tea Tree Plaza and Bus Interchange, Modbury Hospital and surrounded by various public transportation options along Montague Road, Wright Road and Nelson Road; while being minutes from Ingle Farm East Primary School and directly opposite to the zoned Valley View Secondary School you will have an abundance of local amenities at your doorstep. This is an opportunity to purchase into a hotly contested, amazing local community. Features of this amazing home include:

- Immaculate street appeal with manicured front lawns and peaceful verandah area.
- Immediate liveability upon entry with floating timber flooring, ducted evaporative air conditioning as well as ducted gas heating throughout.
- Chefs kitchen with induction stove top, dishwasher, walk in pantry, breakfast bar, luxurious tiled splash back and ample cupboard/pantry space.
- Spacious living/family room with ceiling fan and automated roller shutters.
- Sizeable master bedroom comprises built in robes, ceiling fan, automated roller shutters and views out to the manicured front garden.
- Bedroom 2 comprises automated roller shutters and wall mounted television bracket.
- Bedroom 3 includes extra home office space over a split level design which can be converted to a 4th bedroom.
- Contemporary bathroom comprising bath and shower with high quality fixtures and fittings. Adjacent a separate toilet.
- Large modern laundry room with ample storage space, high quality fixtures and fittings as well as providing external access to the outdoor undercover area.
- Huge outdoor undercover area overlooking the salt chlorinated 6mx3m inground swimming pool and low maintenance yard. The perfect spot for year round entertaining of family and friends.
- Pool shed for the necessary equipment.
- Spacious bar room is complete with a wall mounted television bracket so that no highlight sporting moment is ever missed. Separated by an adjoining wall you will find a workshop perfect for all of the latest home projects.
- At the rear of the property is the self contained 1 bedroom granny flat. Complete with 75mm insulation throughout keeping it cool in summer and warm in winter. Power connected and with ample space to incorporate an ensuite and kitchen should you wish subject to the necessary planning consent. The perfect space for teenagers, those not quite ready to leave home or extended family.
- Tool shed.
- Security system.
- Double carport with automated rear roller door access for another 2 vehicles underneath the outdoor entertaining area.
- • Secure gated access down both sides of the property.
- 6kw Solar System.
- NBN fibre to the premises connection availability.
- No easements, encumbrances or significant trees.
- Nearby schooling options include Ingle Farm East Primary School, Para Vista Primary School and Valley View Secondary School.
- Various local places of worship including Good Shepherd Lutheran Church on Montague Road, Imam Ali Mosque on Langford Street, Pooraka and Gurdwara Sahib on Famechon Crescent, Modbury North.

• Within close proximity to Ingle Farm Shopping Centre, Clovercrest Shopping Centre, Ingle Farm Little Athletics Centre and many local parks and reserves such as Golding Oval, Westfield Tea Tree Plaza and Bus Interchange, Modbury Hospital and surrounded by various public transportation options. With so many features and located within minutes to so many amazing local amenities an in person inspection is an absolute must! Please note that this property is scheduled to be auctioned on 29/09/2023 @ 6:30PM and all questions can be directed to Mohit Gupta of Ray White Modbury on 0421472034. 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. RLA-322341