

# 43 Caulfield Crescent, Paralowie, SA 5108

## Sold House

Monday, 23 October 2023

43 Caulfield Crescent, Paralowie, SA 5108

Bedrooms: 3

Bathrooms: 1

Parkings: 5

Area: 590 m2

Type: House



Amanda Robles  
0450727476



Eli Robles  
0412618640

## Contact agent

Amanda Robles welcomes you to 43 Caulfield Cres Paralowie. This low maintenance home not only offers a turnkey move-in experience but also the opportunity to put your personal touch on a classic canvas. With its combination of comfort, charm and family-friendly layout, it's the perfect place to call home or great investment. As you step inside, you'll be greeted by the spacious L-shaped lounge room. The abundant natural light and fresh paint provide an inviting atmosphere for relaxation and entertainment. This room offers endless possibilities, making it an ideal space for family gatherings, movie nights, or even formal dining. Kitchen features ample counter space, cupboards and walk in pantry, allowing the family chef to whip up delicious meals with ease. Adjacent to the kitchen is a casual dining area. Sliding glass door lead out to the spacious verandah. Temperature control gas hot water system, ducted evaporative air conditioning and 3 well-appointed bedrooms, each with new carpeting including the front lounge. The double driveway is a standout feature of this home. Room to park your caravan, boat or large work vehicle securely on site. Ample parking, making coming and going a breeze. In addition, there is a rear garage for additional parking or use as a workshop, storage space and potential to convert to a rumpus room (Subject to own enquiries & Council Consent.) The backyard is a haven for outdoor lovers, especially families with children and pets. Its generous size offers plenty of space for kids to run and play freely, while the furry family members can enjoy a safe and enclosed environment. Nestled in a quiet neighbourhood and conveniently located close to local shops and schools including Riverdale Primary School, The Pines School, Settlers Farm Campus R-7, Temple Christian College and Paralowie School. Properties in Paralowie are being snapped up so don't miss out! For more information call Amanda Robles 0450 727 476

Specifications: Specifications: CT / 5081/259 Council / Salisbury Zoning / GN Built / 1988 Land / 590m<sup>2</sup> Frontage / 20m Council Rates / \$1,466 per annum Emergency Services Levy / \$116.50 per annum SA Water / \$232 per quarter approx Estimated rental assessment / \$480 - \$520 per week / Written rental assessment can be provided upon request

Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. RLA | 226409