## 44 Bird Road, Paringa, SA 5340 House For Sale



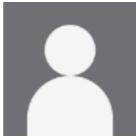
Wednesday, 15 May 2024

44 Bird Road, Paringa, SA 5340

Bedrooms: 2 Bathrooms: 1 Parkings: 2 Area: 1 m2 Type: House



Pat Catalano 0885866831



Janis Richter 0439809949

## \$295,000

Welcome to 44 Bird Road, Paringa. Formally being a shed, this property has been transformed into a cosy home on a generous 2.5 acre allotment, offering endless potential. Key features include: Two good-sized bedrooms with ceiling fans, complete with TV points, alongside a versatile third room ideal for a study or office. Well-appointed bathroom. Spacious light-filled lounge room with wood heater. Well-proportioned kitchen with an adjoining open-plan dining space. Paved undercover pergola with ceiling fan, perfect for entertaining. Serene outdoor area with ponds and a generously sized bird aviary. Large lawn area perfect for kids and pets to enjoy. Land size approx 2.5 acres (10,000m²). Double bay garage/workshop equipped with lights, power and concreted measuring 7.1m x 5.9m. Space for future developments or upgrades. Quiet location offering tranquillity. Potential for development (up to four 2,000m² allotments) or building your dream home (Subject to necessary approvals). Pat Catalano0477 590 540 Janis Richter 0439 809 949 RLA: 315295 Disclaimer: While we have made diligent efforts to ensure the accuracy of the information provided, we assume no responsibility and disclaim any liability for errors, omissions, or inaccuracies. It is recommended that potential buyers conduct their own inquiries to validate the information presented herein.