

463 Bridge Road, Para Hills, SA 5096



House For Sale

Thursday, 9 May 2024

463 Bridge Road, Para Hills, SA 5096

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 488 m2

Type: House



Sadeq AlKhalidi
0861871302



Lauren Jeffries
0448155143

568k-588k

Nestled in the heart of the leafy suburb of Para Hills, this charming residence offers a haven of comfort and convenience for you and your family. As you step inside, you'll be greeted by the warm embrace of a home filled with character and potential. The spacious open-plan kitchen and meals area provides the perfect hub for family gatherings and culinary adventures, featuring a separate walk-in pantry, dishwasher, Puratap, and gas stove. Beyond, a sun-drenched sunroom beckons, offering a tranquil space to unwind and soak in the natural light. With three to four bedrooms, there's ample space for everyone to enjoy their own retreat. The lounge provides a cozy haven for relaxation, complemented by the convenience of a wall heater, while reverse cycle ducted air conditioning spreads throughout the home ensuring year round comfort. Outside, the expansive backyard beckons, offering plenty of room for outdoor play and entertaining. A verandah provides a shaded spot to enjoy a morning coffee or alfresco dining, while a large storage shed ensures a clutter free space, and a shaded vegetable garden provides home grown goodness. Nestled in a quiet and leafy neighbourhood, 463 Bridge Road offers the perfect blend of tranquillity and convenience. Enjoy the proximity to Para Hills Primary School and Para Hills High School, as well as nearby parks such as Baden Park and the Paddocks Wetlands. With Woolworths and Ingle Farm Plaza just a short drive away, daily errands are a breeze. Plus, with easy access to public transport options, including bus routes to the city and Tea Tree Plaza, commuting is stress-free. Discover the vibrant community spirit and endless amenities that make Para Hills a sought-after destination for families.

Property Features:

- The master bedroom has a built-in robe
- The fourth bedroom has a split system air conditioner and can also be used as a rumpus
- Front lounge room with wall heater for comfort
- Rear sunroom with storage
- Combined meals and kitchen area
- The kitchen has a built-in gas stove, Puratap, extendable tap, dishwasher, and black stone countertops
- The laundry room also functions as the walk-in pantry
- The modern bathroom has a corner glass shower, vanity storage, toilet, and floor-to-ceiling tiles
- Reverse cycle ducted air conditioning for comfort
- Solar panels and gas hot water system for energy efficiency
- Garage with storage and rear yard access
- Two rear verandahs and patio for entertaining and outdoor enjoyment
- Mature fruit trees, large storage shed, rainwater tanks, and shaded vegetable patch in the back garden
- Low maintenance front yard with artificial lawn and spacious driveway for added parking
- Para Hills High School is only three minutes away
- Option to have the current owner as a tenant for \$550 per week

The nearby zoned secondary school is Para Hills High School. The nearby unzoned primary schools are Para Hills West Primary School, Para Hills School, Keller Road Primary School, North Ingle School, and Gulfview Heights Primary School.

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

RLA 322799 Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details: Council | CITY OF SALISBURY Zone | TBCLand | 488sqm(Approx.) House | 275sqm(Approx.) Built | 1977 Council Rates | \$TBC pa Water | \$TBC pqESL | \$TBC pa