

**46B Todd Road, Para Hills, SA 5096**



**House For Sale**

Thursday, 19 October 2023

46B Todd Road, Para Hills, SA 5096

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 349 m2**

**Type: House**



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## In Room Auction Thur 9th of Nov at 6pm (USP)

Constructed by quality national builders Metricon Homes, this exciting low maintenance courtyard residence offers stylish fittings and appealing decor across a generous 3 bedroom design, all nestled on a clever, easy care allotment so close to local shopping, reserves and transport. Sleek timber grain floors, fresh neutral tones and quality soft furnishings create a refreshing, contemporary décor that flows effortlessly throughout the living spaces. A generous combined living/dining/kitchen offers a great space for your everyday relaxation. Thoughtful westerly window placements allow natural light to gently infuse while split system air-conditioning ensures your year-round comfort. The kitchen is bright and spacious and features custom tiled splash backs, stainless steel appliances, timber grain cabinetry, double sink, Island breakfast bar, ample pantry and wide fridge space. Step outdoors and enjoy the alfresco comfort of a full width rear verandah overlooking a delightful paved rear courtyard where established trees, fishpond and ample garden space offer a personal, calming urban oasis. All 3 bedrooms are of generous proportion and all offer robe amenities and quality carpets. The master bedroom features a walk-in robe and ensuite bathroom. Bedrooms 2 and 3 both provide built-in robes. A bright main bathroom, separate toilet and walk-through laundry complete the interior. A single garage with auto panel lift door and interior access to the home will provide lock-up accommodation for the family car and there's room to park 2 other vehicles in a clever paved front yard design. Younger home buyers looking for value, downscalers desiring easy care upkeep and wise investors looking for generous remuneration will all be interested in this stylish courtyard offering.

**Briefly:**

- \* Modern courtyard home constructed by Metricon Homes
- \* Thoughtful design and appealing in a modern decor throughout
- \* Easy care allotment and low maintenance upkeep
- \* Sleek timber grain floors, fresh neutral tones, contemporary window treatments
- \* Generous open plan living/dining/kitchen with split system air-conditioner
- \* Kitchen features custom tiled splash backs, stainless steel appliances, timber grain cabinetry, double sink, Island breakfast bar, ample pantry and wide fridge space
- \* Full width rear verandah overlooking low maintenance paved back yard
- \* Backyard with established gardens and fishpond
- \* 3 spacious bedrooms, all double bed capable, all with fresh quality carpets
- \* Bedroom 1 with walk-in robe and ensuite bathroom
- \* Bedrooms 2 & 3 with built-in robes
- \* Bright main bathroom with deep relaxing bath
- \* Separate toilet and walk-through laundry with exterior access
- \* Single garage with auto panel with door plus interior access to the home
- \* Ample off street parking in the driveway and front yard dedicated parking space
- \* 5.5 KW solar system to help keep the energy bills low

Centrally located within easy reach of all desirable urban amenities. Para Hills West Primary is close by with East Para School, North Ingle School and Pre School & Gulfview Heights Primary. Para Hills High School is the zoned secondary school. Kesters Road Child Care Centre and Liberman Kindergarten will cater for the younger family. Quality shopping can be found just around the corner at Para Hills Shopping Centre along with quality designer shopping at the Gepps X Home HQ & Westfield Tea Tree Plaza. The local area has many reserves and recreational parklands with local sporting and social clubs including Para Hills Soccer, Community, Bowling and Tennis Clubs. Also, only 4 minutes drive to Bunnings and 5 minutes drive to the newly opened District Outlet. Act fast to secure this desirable offering. A great low maintenance home and a terrific opportunity. Your inspection is essential. Please note that this is an in-room auction held at The Somerset Hotel (505 Bridge Road, Para Hills SA 5096) on Thursday 9th of November at 6:00pm. For more information, contact Brijesh Mishra on 0430 140 905 or Monique Kingsada on 0402 041 673. The Vendor's Statement (Form 1) may be inspected at 493 Bridge Road, Para Hills SA 5096 for 3 consecutive business days before the auction and at the auction for 30 minutes before it commences. **DISCLAIMER:** We have in preparing this document using 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 326570