

**5 Armona Avenue, Para Vista, SA 5093**



**Sold House**

Thursday, 9 November 2023

5 Armona Avenue, Para Vista, SA 5093

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 720 m2**

**Type: House**



Tayla Moreland  
0497100775

**\$630,000**

Look no further! We present to you a prime piece of real estate, boasting approximately 720m<sup>2</sup> of land with an approximate frontage of 21.33 meters. Whether you're an investor or seeking a new place to call home, this property offers immense potential. Some of the distinctive features include four spacious bedrooms providing ample room for your family needs. The functional kitchen boasts ample cupboards and bench space, along with gas appliances. A modern main bathroom featuring a large bathtub for relaxing and unwinding. Enjoy added privacy and security with roller shutters on the front of the property, plus benefits of a solar power system on the roof. Step outside to the large rear verandah, great for your entertaining needs, whether it's a barbecue with friends or a quiet morning coffee. A spacious work garage/shed accommodates additional vehicle space, ideal for extra storage and a place to tinker away. The expansive, low-maintenance yard is perfect for growing your own veggies, creating a green oasis for your family to enjoy. Location matters! You'll find yourself just a short drive away from the shopping and entertainment hub of Ingle Farm and Tree Plaza Neighbourhood Shopping precincts, offering endless retail, and dining options. Easy access to a variety of excellent public and private schools, ensuring that your families educational needs are met. Don't miss out on this opportunity to own a home that checks all the boxes. Contact Tayla Moreland today on 0497100775 to schedule your viewing and make this stunning Para Vista property your new family home! Highest & Best By Monday 27/11/23 at 12pm DB Philpott is proud to service the local area and if you are thinking of selling you should give the team a phone call to arrange a free no obligation market opinion. SPECIFICATIONS Council / City of Salisbury Zoning / General Neighbourhood (GN) CT Volume 5584 Folio 213 Built / 1973 Land / 720m<sup>2</sup> Approx. Council Rates / \$TBASA Water / \$153.70/qtr ES Levy / \$TBADB Philpott is proud to service the local area and if you are thinking of selling you should give the team a phone call to arrange a free no obligation market opinion. If a land size is quoted it is an approximation only. You must make your own enquires as to this figure's accuracy. DB Philpott does not guarantee the accuracy of these measurements. All development enquires and site requirements should be directed to the local govt. authority. Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice. RLA46442