

**5A Lyle Street, Para Vista, SA 5093**



**Sold House**

Thursday, 19 October 2023

5A Lyle Street, Para Vista, SA 5093

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 413 m2**

**Type: House**



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**\$400,000**

Being offered to the market for the 1st time in the modern era is this renovation ready brick veneer residence boasting 4 spacious bedrooms and open plan living across a contemporary open plan design. Grab a paintbrush and roll up your sleeves and get ready to transform this ugly duckling into a stunning family residence. The home is in need of minor maintenance and repair and will appeal to handymen, renovators and those prepared to do a bit of hard work and then enjoy the transformation. Tiled floors and neutral tones offer a fabulous starting space for your future upgrades, flowing effortlessly through a generous living room with gas wall furnace and a large family room offering direct sliding door access to the alfresco area. A galley kitchen is adjacent family room in a thoughtful layout. Currently offering double sink, functional appliances and original cupboards. Scrub up and upgrade the existing cabinetry or remove and create your own brand new design. All 4 bedrooms are of good proportion, all offering tiled floors and built-in robes. The master bedroom has an ensuite bathroom, while a spacious main bathroom with separate bath and shower caters for the other bedrooms. There is plenty of scope for your personal improvements outdoors, with a large gabled pergola over paved patio just waiting for you to clean it up, repaint and enjoy the outdoor ambience. A generous backyard also provides unlimited scope for future improvements, while a single garage with lock up roller doors offers secure parking for one car. Do the sums and get creative with your own upgrades and improvements, this one will appeal to both homebuyers and investors alike. Briefly: \* Renovation ready brick veneer home \* Generous 413m<sup>2</sup> allotment \* 4 spacious bedrooms 2 separate living areas \* In need of minor upgrades and improvements \* Spacious living room with gas wall heater \* Generous family room with kitchen adjacent and sliding doors to alfresco \* Galley style kitchen with double sink and functional appliances \* Large gabled pergola over paved patio \* Generous rear yard with ample room for future outdoor improvements \* All 4 bedrooms with built-in robes \* Bedroom 1 with ceiling fan and ensuite bathroom \* Main bathroom with separate bath and shower \* Separate toilet \* Walk-through laundry with exterior access \* Single drive-through garage with lock up roller doors \* Ducted evaporative air-conditioning system \* Rainwater tank \* Garden shed Centrally located amongst various parks and reserves just a casual stroll from your front door. Local social and sporting clubs include the Ingle Farm Little Athletics and Soccer Clubs and the Northern Districts Baseball Club. Take your pick between Para Vista Primary (just around the corner), The Good Shepherd Lutheran School, (with-in walk-in distance), Ingle Farm and East Para Primary Schools, all in the local area along with Modbury West School, Valley View Secondary School and St Pauls College. Ingle Farm Shopping Centre is just down the road, as is Clovercrest Village, perfect for your daily needs, with boutique and specialty shopping available at Tea Tree Plaza along with cinemas, restaurants and entertainment. Public transport is at your door step on Nelson Road as are the local shops and IGA Para Vista. \*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 041 637. 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