

6 Abelia Avenue, Para Vista, SA 5093



House For Sale

Wednesday, 12 June 2024

6 Abelia Avenue, Para Vista, SA 5093

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 630 m2

Type: House



John Ktoris

0433666129

Auction - \$595,000

Say hello to this charming three-bedroom home, built in 1972 and meticulously maintained ever since. Nestled on a generous 630 sqm* allotment, this Torrens Title gem has been tastefully updated and is ready for immediate occupancy, making it perfect for families or investors. Welcome home to the 6 Abelia Avenue, nestled in Para Vista and just a stones throw away from a wealth of amenities. Step inside and be welcomed by the spacious front lounge, complete with charming flooring, a split-system air-conditioner, and plenty of natural light to create a warm and inviting atmosphere. Continue to the kitchen and dining area, a welcoming open-plan space designed to foster connectivity during cooking and entertaining. The kitchen has been refreshed with modern fixtures, a tiled backsplash, a double sink, a gas stove-top, and a large window overlooking the backyard. Discover three comfortable bedrooms with plush carpet and large windows that allow plenty of natural light to flood in. The renovated main bathroom is fitted with crisp white tiling, a modern vanity, a built-in bath, a shower, and a separate water closet for added convenience. Step outside onto the spacious veranda, perfect for year-round entertainment. Beyond lies a large stretch of artificial turf, ideal for those who value low-maintenance living. A generous paved area and a large double shed at the rear of the property provide ample storage. Explore the charm of suburban living in Para Vista, where you have easy access to all the things that make life comfortable and enjoyable. Para Vista Shopping Centre is moments down the street, offering an IGA and abundance of speciality stores and eateries. For even more, Ingle Farm Shopping Centre and Westfield Tea Tree Plaza are just a quick drive away, ensuring all your essential amenities are within easy reach. Families will find convenience in Valley View Secondary School and Para Vista Primary School, both within walking distance, making the morning school run easy. Whether you're moving in with your family, seeking a reliable investment, or exploring your next development opportunity in a great location, this property is the perfect choice. Check me out:- Torrens Title- Expansive 630 sqm* land size with 18.8m* frontage- Three spacious bedrooms with plush carpet- Large front facing lounge with split-system air-conditioner- Open plan kitchen and dining space- Updated kitchen with gas cook-top, tiled backsplash and double sink- Renovated main bathroom with modern vanity, built-in bath and shower- Separate toilet for added convenience- Expansive backyard with large verandah - Large garden shed for storage- Great location, minutes from shopping, parks and schools- And so much more... Specifications: CT // 5575/695 Built // 1972 Land // 630 sqm* Build Size // 203 sqm* Council // City of Salisbury Nearby Schools // Para Vista Primary School & Valley View Secondary School On behalf of Eclipse Real Estate Group, we try our absolute best to obtain the correct information for this advertisement. The accuracy of this information cannot be guaranteed and all interested parties should view the property and seek independent advice if they wish to proceed. Should this property be scheduled for auction, the Vendor's Statement may be inspected at The Eclipse Office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. John Ktoris - 0433 666 129 johnk@eclipse realestate.com.au RLA 277 085