

6 Clover Street, Parafield Gardens, SA 5107



Sold House

Wednesday, 6 March 2024

6 Clover Street, Parafield Gardens, SA 5107

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 360 m2

Type: House



Mike Lao

0882811234



Brendon Ly

0447888444

\$710,000

*For an in-depth look at this home, please click on the 3D tour for a virtual walk-through or copy and paste this link into your browser*Virtual Tour Link: <https://my.matterport.com/show/?m=PU1vypEMUB6>To submit an offer, please copy and paste this link into your browser: [https://www.edgerealty.com.au/buying/make-an-offer/Mike Lao, Brendon Ly and Edge Realty RLA256385](https://www.edgerealty.com.au/buying/make-an-offer/Mike%20Lao,%20Brendon%20Ly%20and%20Edge%20Realty%20RLA256385) are proud to present to the market this exceptional 3 bedroom, 2 bathroom home, you'll be proud to call your own. Situated in a highly sought-after family-friendly neighbourhood, this home offers a perfect blend of style, comfort, and convenience with multiple living spaces so the family can spread out and relax. Greeting you is a classic brick facade and a manicured front yard. Step inside and be wowed by the contemporary interiors featuring an open flowing floorplan and large windows that allow beautiful natural light seep through. The spacious family and meals space at the rear of the home features ducted air-conditioning, easy care tile flooring and a modern recessed ceiling in the family area. There is a second living area in the heart of the home with oyster lighting and a gas heater. Functionally designed, the spacious kitchen comes complete with plenty of storage space within the walk-in pantry and overhead cupboards, modern appliances comprising of a gas cooktop and electric oven and lots of space on the countertops to whip up a delicious meal. You can dine indoors or take the party outside to the covered verandah surrounded by lush lawns, creating the perfect space for a summer BBQ with friends while the kids and pets play. Both guest bedrooms feature built-in robes, one of them also boasting a lovely bay window and views over your front yard. The master suite is set separately at the rear of the layout and is a true parents retreat with a large walk-in wardrobe and a private en-suite. Easily accessible, the central bathroom features a bathtub, a shower, good vanity storage, and a separate toilet. There is ample secure parking within the double garage with dual automatic roller doors and internal access plus extra off-street parking on the double driveway. Key features you'll love about this home:

- Ducted evaporative air-conditioning throughout the home
- 3 x split-system air-conditioning units
- Security cameras, roller shutters and an alarm system for added peace of mind
- Internal laundry with an external access door
- Double garage with an automatic roller door, internal and external access
- Instant gas hot water system
- NBN ready

A short drive will take you to The Pines Primary School, Parafield Gardens High School, Hollywood Plaza and Northpines Football Club while Leaf Street and Ohlo Court reserves are just a short walk away. Supermarkets and medical centres are also within easy reach, as are major roads. Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect! Year Built / 2009 (approx) Land Size / 360sqm (approx - sourced from Land Services SA) Frontage / 12m (approx) Zoning / GN - General Neighbourhood Local Council / City of Salisbury Council Rates / \$1,865.48 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$134.65 pa (approx) Estimated Rental / \$580 - \$630 pw Title / Torrens Title 5998/545 Easement(s) / Nil Encumbrance(s) / To Caleta PTY. LTD. & Terra-Dura PTY. LTD. - See Title Internal Living / 153.6sqm (approx) Total Building / 200.6sqm (approx) Construction / Brick Veneer Gas / Connected Sewerage / Mains

For additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/2ZJ9OM> If this property is to be sold via Auction, the Vendors Statement (Form 1) may be inspected at the Edge Realty Office at 4/25 Wiltshire Street, Salisbury for 3 consecutive business days prior to the Auction and at the Auction for 30 minutes before it starts. Want to find out where your property sits within the market? Receive a free online appraisal of your property delivered to your inbox by entering your details here: [www.edgerealty.com.au/Edge Realty RLA256385](http://www.edgerealty.com.au/Edge%20Realty%20RLA256385) are working directly with the current government requirements associated with Open Inspections, Auctions and preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing is recommended and all attendees will be required to check-in. Disclaimer: We have obtained all information in this document from sources we believe to be reliable; However we cannot guarantee its accuracy and no warranty or representation is given or made as to the correctness of information supplied and neither the Vendors or their Agent can accept responsibility for error or omissions. Prospective Purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the Contract of Sale.