

**60 Sleep Road, Para Hills, SA 5096**

ARCH

**House For Sale**

Wednesday, 8 May 2024

60 Sleep Road, Para Hills, SA 5096

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 616 m2**

**Type: House**



Jordan Hanchett

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## **Auction Saturday 25th of May @ 1:30pm on-site**

Nestled within a swift 25-minute drive from the CBD lies this charming 3-bedroom stunner, poised on a generous 616m<sup>2</sup> allotment, just waiting to welcome you home. Inside this timeless 1965 build you'll discover a haven tailored for families, first-time buyers, or savvy investors seeking both comfort and potential. Key Characteristics we love about this property:

**Modern Comforts:** The heart of the home, a kitchen brimming with modern conveniences and ample storage, seamlessly flows into not one, but two inviting living spaces.

**Versatile Living:** Whether you seek tranquillity by the warmth of the gas heater or a gathering hub for family dinners, this residence effortlessly accommodates every lifestyle.

**Sunlit Spaces:** Sunlight dances through expansive windows, illuminating polished boards that lead to three cozy bedrooms and a hallway exuding warmth and hospitality.

**Outdoor Oasis:** An expansive all-weather entertainment area invites gatherings, while kid-friendly lawns offer ample space for playtime.

**Project Paradise:** For hobbyists or car enthusiasts, a fully powered shed awaits, promising endless tinkering and project potential.

**Tranquil Bedrooms:** Retreat to one of three ample bedrooms, each boasting built-in storage and comfort aplenty.

**Community Convenience:** Discover the convenience of multiple living areas, a stylish kitchen, and the ease of walking distance to local amenities and schools. But the allure of Para Hills extends beyond this doorstep, with Paddocks Reserve just a short stroll away, offering ample green space for leisurely afternoons. Nearby, Para Hills Sports & Community Club awaits for those with a passion for sports, while esteemed schools and shopping centres are mere minutes from home. Embrace this prime opportunity to claim your slice of Para Hills paradise today.

**Specifications:** CT / 5142/968 Built / 1965 Land / 616m<sup>2</sup> approx. House / 116m<sup>2</sup> approx. Council / City of Salisbury Zoning / GNSA Water / \$132.89pq approx. The accuracy of this information cannot be guaranteed and all interested parties should seek independent advice. Should this property be scheduled for auction the vendor's statement may be inspected at any Arch Real Estate office for 3 consecutive business days prior to the auction.