

**64 Burton Road, Paralowie, SA 5108**



**Sold House**

Friday, 16 February 2024

64 Burton Road, Paralowie, SA 5108

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 600 m2**

**Type: House**



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**\$580,000**

Nestled at 64 Burton Road, Paralowie, this property offers an exciting opportunity for both first home buyers and savvy investors. Listed by Krish Gajera, one of the top 10 agents in South Australia, this residence presents a unique blend of comfort, potential income, and future development possibilities. With 4 bedrooms, 2 bathrooms, a granny flat for extra income, and a 600 square meter block with over 18 meters of frontage, this property is a promising investment in the heart of Paralowie.

**Key Features:**

- 1. Spacious Living:** The main residence boasts 4 generously sized bedrooms, providing ample space for a growing family. Two bathrooms ensure convenience and comfort for daily living.
- 2. Granny Flat Potential:** The property comes equipped with a granny flat, offering an excellent opportunity for additional income or a dedicated workspace for those looking to work from home. Ideal for potential Airbnb rental, accommodating extended family, or creating a private office space.
- 3. Income Generation:** With a granny flat and the prospect of sub-division (subject to council consent), this property opens up avenues for extra income and future investment growth.
- 4. Development Opportunities:** The 600 square meter block, featuring over 18 meters of frontage, presents a sub-division potential (subject to council consent), allowing for future development and increased property value.
- 5. Convenient Location:** Situated just minutes away from Hollywood Plaza, residents have easy access to shopping, dining, and entertainment options. The property's proximity to essential amenities enhances its appeal for both homeowners and potential tenants.
- 6. Modern Amenities:** Gas cooking facilities make for efficient and modern culinary experiences. Ducted evaporative cooling ensures comfort during the warm South Australian summers.
- 7. Security and Privacy:** The property features secure fencing, providing a sense of privacy and safety for residents.
- 8. Work from Home Comfort:** The granny flat not only offers extra income potential but also serves as an ideal space for those who prefer working from home, providing a separate and quiet environment.
- 9. Renovation Opportunity:** While this property offers immense potential, it's important to note that some work may be required to bring it up to its full potential. This presents a fantastic opportunity for buyers to personalize and add value to their investment.

**Conclusion:** In summary, 64 Burton Road in Paralowie is not just a home; it's an investment in the future. With the potential for additional income, subdivision, and a location that ensures convenience, this property is a canvas waiting for the right owner to unlock its full potential. Contact Krish Gajera today to explore this promising opportunity and turn this property into your dream investment. Current rental appraisal will be \$580/week. But after doing some required work and make it up to mark there is a potential to rent granny flat separately and rip the reward. Superbly located in the Increasingly popular suburb of Paralowie, this well cared for, 1991 constructed home, offers endless amounts of space across a brilliant layout, don't miss out and call us today! For more information contact Krish Gajera 0425 132 642. We look forward to speaking with you! I look forward to meeting with you at our next open home & making your property aspirations a reality HERE! Please call us to request Private inspection

If You Would like to Submit an Offer, Please Use this This link <https://bit.ly/3r3UfDslf> if you would like to find out How Much Your House worth, Please click this link <https://www.jotform.com/build/220442851157856>

Year built: 1991  
Dwelling size: 278 sqm (approx.)  
Council Rate: \$1600/Annually  
Water rate: 300/Quarter  
Emergency levy: \$150/Year  
Council: Salisbury  
Zone: General Neighborhood  
RLA 300 185/ RLA 313 008

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