

# 7 Sharon Drive, Para Hills, SA 5096

## House For Sale

Tuesday, 28 November 2023

7 Sharon Drive, Para Hills, SA 5096

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 379 m2

Type: House



Mark Lloyd  
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## **Auction 11am Saturday 16th December**

Team Lloyd and Harris Sergeant are proud to present to the market 7 Sharon Drive, Para Hills. – Perfectly located adjacent to a reserve, this stunning solid brick home offers spacious indoor and outdoor living areas in a 3-bedroom design set amongst beautifully manicured gardens on a secure lock-up Torrens title allotment. Step inside this fabulous home to find the fresh neutral tones and stunning floating timber floorboards flow effortlessly throughout the home. A spacious formal lounge room to the front of the home provides plenty of room for the family to gather whilst the large updated eat in kitchen has everything a chef would need including stainless steel appliance, dishwasher and loads of cupboard and bench space. The 3rd bedroom doubles as a formal dining room or could easily be converted back to a 3rd bedroom. The Master bedroom & 2nd bedroom both have built in robes whilst master also features a R/C split A/C. The updated bathroom and separate toilet are located adjacent to all bedrooms making it more than convenient for everyone in the home. A full width rear veranda will provide a comfortable place to entertain outdoors, enclosed from the weather and set adjacent to the low maintenance yard with loads of appeal along with a sizable workshop and storage area located on the side of the home. The large front yard boasts fabulous street appeal with decorative lock up fencing, a double carport, beautifully maintained gardens and private front porch area. Other features to this fantastic home include:- Solid Brick construction- Torrens title allotment- Separate entry with floating floorboards- Large formal lounge – Ornamental fireplace- R/C Split AC to the lounge room- Spacious eat in kitchen – stainless steel, gas hotplate, oven, rangehood & DW- Built in robes to the master and 2nd bedroom- R/C split to Master BR- Updated bathroom & toilet- 3rd bedroom currently being used as a formal dining room- Fabulous outdoor entertaining area- Gas Hot Water- Security Roller shutters to all windows- Double carport- Lock-up secure front yard This property offers a convenient lifestyle with a range of amenities just minutes away. For all your shopping needs, the Tea Tree Plaza Shopping Centre is within proximity, boasting a wide variety of retail stores, supermarkets, and dining options along with the local Para Hills Shopping centre which is located nearby. A variety of schools nearby include Para Hills school, Para Hills West Primary, East Para School, North Ingle School & Pre School and Para Hills high all available. The local area has many reserves and recreational parklands including nearby sporting & social clubs. This is the ideal purchase for 1st home buyers, Retirees, investors with so much on offer. For more information on this great property call - Mark Lloyd on 0414 687 754 or Marie Fabian on 0421 205 578. We look forward to meeting you at our open homes! Specifications: CT / 6196/93 Council / Salisbury Zoning / GNBuilt / 1962 Land / 379m<sup>2</sup> Frontage / 14.14m Estimated rental assessment / \$480 - \$520 per week / Written rental assessment can be provided upon request Nearby Schools / North Ingle School, Para Hills School, Para Hills West P.S, East Para P.S, Ingle Farm P.S, Para Hills H.S Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 330069