

8 Balkara Road, Para Hills West, SA 5096



Sold House

Thursday, 7 March 2024

8 Balkara Road, Para Hills West, SA 5096

Bedrooms: 3

Bathrooms: 1

Parkings: 6

Area: 602 m2

Type: House



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\$597,000

Ray White Salisbury is proud to present 8 Balkara Road Para Hills West. Discover the perfect family home, nestled in a prime, family-friendly street directly across from the sports oval of well-known schools, Para Hills High School, and Para Hills West Primary School.

THE LOCATION Ideal for families, this residence is centrally located, providing a seamless connection to the North-Northeastern Suburbs and is only 18kms from the Adelaide CBD. Enjoy the convenience of easy city access via the Obahn busway, with strategically positioned bus stops. Para Hills High School and Para Hills West Primary School are perfectly positioned, along with other educational facilities like Tyndale Christian School. The UniSA campus at Mawson Lakes is approximately an 8-minute drive away. For sports and recreation, the Para Hills High School oval directly across the street is perfect. Alternatively, the Para Hills Community Club caters to all local sports, including football, soccer, cricket, and bowls, making it a great place to grab dinner. A short walk takes you to the Bridge Road Shopping Centre, while larger shopping precincts such as the new District Outlet Centre in Parafield, Golden Grove Village, Tea Tree Plaza, and Salisbury are a short drive away. Both Modbury Hospital and Lyell McEwin, along with various medical facilities and health centers, are less than 10 minutes away from the home.

THE RESIDENCE: Situated on a large 602 sqm allotment with a wide frontage, this property offers ample space to move in and around, or alternatively an ideal investment opportunity for subdivision. A neat and tidy front yard with a well-maintained lawn provides a pleasant view of the sports oval. The residence features solar panels for cost efficiency, a long driveway, and a carport for multiple off-street parking spaces. As you enter, the charming front sunroom with a cozy bench seat invites you to enjoy a morning coffee. The generous-sized living space includes a lounge room, dining, and an open kitchen with plenty of cabinetry space and a walk-in pantry. The living space has plenty of heating and cooling options to ensure your year-round comfort, including ceiling fans, ducted air conditioning, gas heater and a split system. Three generously sized bedrooms with carpeting, ducted air conditioning, and ceiling fans offer comfort, with bed 3 also having a split system and beds 1 and 2 featuring built-in robes. A central bathroom and a separate toilet ensure convenience. The laundry is located off of the verandah, where the outdoors boast a spacious entertainment space, two large rainwater tanks, neat lawn and garden beds, a clothesline, and a substantial garage/workshop shed.

FEATURES:

- Charming front sunroom
- Solar panels for cost efficiency
- Substantial garage/workshop shed
- Central bathroom and separate toilet
- Large 602 sqm allotment with wide frontage
- Spacious outdoor verandah for entertainment
- Large rainwater tanks, neat lawn, and garden beds
- Open and spacious living with lounge room, dining, and kitchen
- Multiple off-street parking spaces with a long driveway and carport
- Ducted air conditioning, ceiling fans, and split system for year-round comfort

Remarkable opportunity to own in Para Hills West and not to be overlooked, all enquiries welcome. Regarding price. The property is being offered to the market by way of Auction. We will supply recent sales data for the area which is available upon request via email or at the open inspection.

Disclaimer: Every care has been taken to verify the correctness of all details used in this advertisement. However, no warranty or representation is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for errors or omissions. Prospective purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the contract of sale