

**85 The Boulevard, Parafield Gardens, SA 5107**



**House For Sale**

Wednesday, 17 January 2024

85 The Boulevard, Parafield Gardens, SA 5107

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 363 m2**

**Type: House**



Krish Gajera

0425132642

## Auction Guide \$700,000

Form 1 will be available online under Price guide details Auction this Sunday 4th Feb 1.30 pm Registration start from 1 pm Vendor is highly motivated and looking at selling on auction day Dont miss this opportunity to secure this property Best of luck Discover the pinnacle of luxurious family living at 85 The Boulevard, Parafield Gardens. Listed by Krish Gajera, your esteemed local resident and the Agent of the Year 2023 by Rate My Agent, this property is an exceptional blend of sophistication and comfort. Surrounded by a family-friendly neighborhood, parks, schools, and excellent public transport, this residence caters to the desires of upsizers and large families. Property Features: Prime Location: Nestled in the most sought-after section of Parafield Gardens. Family-friendly environment with parks and schools nearby. Convenient access to public transport. Modern Construction: Built in 2014, a contemporary home with a functional design. Generous Land Size: Expansive 363 square meters of land for family activities and entertaining. Interior Elegance: High ceilings create a spacious and grand atmosphere. Motorized automatic blinds for added comfort and luxury. Roller Blinds on front windows enhance privacy and security. Plantation shutters In Master Bedroom. Elegant hybrid flooring and freshly painted interiors. Bedroom Configuration: Four good-sized bedrooms with ample storage space. Master bedroom featuring a walk-in robe for added convenience. All other bedrooms equipped with built-in robes. Flexible 5th bedroom option or second living space, adapting to your family's needs. Bathroom Bliss: Two well-appointed bathrooms for convenience and functionality. Living Spaces: Multiple living areas, including a spacious family room. Central Evaporative Cooling Gas heating In family area covers the whole house heating requirement Ceiling fans In Master, bed 1, Bed 2, Bed 3 and Family area to enhance ventilation. Gourmet Kitchen: Stylish stone benchtops and a separate pantry for organized storage. Modern amenities for a contemporary culinary experience. Outdoor Paradise: Inviting veranda with an outdoor kitchen - perfect for al fresco dining and entertaining. Solar system with 1.5 kW capacity for sustainable energy. Secure Parking: Double garage for the secure parking of your vehicles. Why this Home? This residence offers not just a home but a lifestyle. With four good-sized bedrooms, two bathrooms, and the flexibility of a 5th bedroom or second living area, it caters perfectly to the needs of a growing or extended family. The motorized automatic blinds add an extra layer of convenience and luxury, making this property a true gem. Auction Details: Mark your calendar for the auction on Sunday, 4th February, at 1.30 pm. Act quickly, as the property may sell before the auction, offering a unique chance to secure your dream home. Vendor's Perspective: The vendor is open to all offers before the auction date, emphasizing a commitment to a smooth and efficient sale. Inspection Information: Join us for an exclusive inspection to witness the potential and elegance of 85 The Boulevard, Parafield Gardens. Experience the comfort, envision the possibilities of the flexible living spaces, and be ready to make this your family's forever home. Krish Gajera is available to discuss your inquiries and guide you through this exceptional real estate opportunity. Seize the chance, act now, and embark on the journey to your new home! See you at the inspection! Superbly located in the increasingly popular suburb of Parafield Gardens, this well cared for, 2012 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/3r3UfDs> If you would like to find out How Much Your House worth, Please click this link <https://www.jotform.com/build/220442851157856> Year built: 2012 Dwelling size: 204 sqm (approx.) Council Rate: \$1700/Annually Water rate: 300/Quarter Emergency levy: \$200/Year Council: Salisbury Zone: General Neighborhood RLA 300 185/ RLA 313 008 Disclaimer: The information contained in this website has been prepared by eXp Australia Pty Ltd ("the Company") and/or an agent of the Company. The Company has used its best efforts to verify, and ensure the accuracy of, the information contained herein. The Company accepts no responsibility or liability for any errors, inaccuracies, omissions, or mistakes present in this website. Prospective buyers are advised to conduct their own investigations and make the relevant enquiries required to verify the information contained in this website.