

8B Walnut Avenue, Parafield Gardens, SA 5107



House For Sale

Thursday, 13 June 2024

8B Walnut Avenue, Parafield Gardens, SA 5107

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 305 m2

Type: House



Bjorn Kunzel
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Mike Lowrie
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AUCTION GUIDE \$730,000

2 BRAND NEW LUXURY HOMES - ACT FAST Welcome to both 8a & 8b Walnut Ave, Parafield Gardens, 2 identical homes being offered for sale. With stamp duty now abolished for all first home buyers buying an established new home, or building a brand new home here in South Australia..... Your opportunity is here and now! Welcome to this AMAZING 2024 built high quality Skytech home in the heart of the ever so popular suburb of Parafield Gardens. ACT FAST and get your finances pre approved ready for the auction which will be held at the property on Sunday the 23rd of June 2024 @ 10am sharp with bidder registration from 9:30am. This is one opportunity you do not want to miss! FEATURES INCLUDE: * 2024 Built by Skytech Homes. * 305m2 Flat land holding (appx). * 176m2 Total living area (appx). * 2.7m High ceilings. * Ducted r/c a/c throughout. * Multiple ducted zones. * Hybrid floating floors. * LED downlights. * 3 Big bedrooms all with robes. * Master bedroom with walk in robe & ensuite. * Carpets in all bedrooms. * Central formal lounge/study area. * Wall to ceiling tiles in all bathrooms. * Stone bench tops throughout. * 3-way main bathroom. * Open plan design. * Deluxe kitchen with the butlers pantry. * Feature bulk head and luxury lighting. * Large plumbed fridge space. * TV niche in family room. * Ample storage and cupboard space. * Fully fitted luxury laundry. * Alfresco entertaining area under main roof. * Water tank plumbed to the main toilet. * Lawn area for children and pets. * PLUS MORE! This is an AMAZING opportunity that has come at the right time just as our state government has announced that there will no longer be any stamp duty payable on new homes. That's a saving for first time buyers of over \$15,000 in stamp duty! PLUS all eligible first home buyers will receive the \$15,000 first home buyers grant. That is a total of over \$30,000 in value and savings for first time buyers. Read full details here

[:https://www.realestate.com.au/news/stamp-duty-axed-entirely-for-first-home-buyers-of-new-builds-in-sa](https://www.realestate.com.au/news/stamp-duty-axed-entirely-for-first-home-buyers-of-new-builds-in-sa) get your finances approved and come ready to buy at auction. NOTE: THE FORM 1 IS AVAILABLE TO DOWNLOAD - LOOK ONLINE FOR STATEMENT OF INFORMATION. Proudly Represented By Team Bjorn Kunzel - Team leader eXp SA Top 10 Agent in SA By Reviews (Rate My Agent). 7 X Agent Of The Year Winner. 4 X Icon Agent Award Winner. 16 Years eXperience In SA 'eXperience the difference' RLA 300 185 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.