

# 9 Balmoral Court, Paralowie, SA 5108

Professionals

## House For Sale

Saturday, 13 April 2024

9 Balmoral Court, Paralowie, SA 5108

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 494 m<sup>2</sup>

Type: House



Makayla Loria  
0882581344

**\$769,000 - \$789,000**

Makayla Loria and Professionals Salisbury proudly present this exceptional family home, quietly nestled in a cul-de-sac within the highly sought-after suburb of Paralowie. Just minutes away from Paralowie Village, restaurants, cafes, parks, public transport, and nearby schools, this property offers the ideal family lifestyle. Constructed in 2007, this home boasts thoughtfully designed features to cater to modern living. With four generously sized bedrooms, including a master with a large walk-in robe and ensuite, comfort and convenience are taken care of. Bedroom three and four equipped with built-in robes and all bedrooms complete with roller shutters for added privacy and security. The kitchen, with its generous space and inviting ambiance, is a sanctuary of comfort and practicality. It offers ample bench and storage space, along with a convenient walk-in pantry. Equipped with modern appliances such as a gas cooktop, electric oven, and dishwasher, it provides functionality for any household. The light-filled open-plan living area seamlessly connects cooking, dining, and entertaining spaces, effortlessly extending to the impressive outdoor entertaining area. You will love:- Enjoy comfort and style in the expansive master bedroom, featuring a contemporary ensuite and a spacious walk-in robe.- Bedrooms three and four fitted with built-in robes and all bedrooms complete with roller shutters, for added privacy and security.- Well equipped kitchen, complete with an electric oven, gas cooktop, rangehood, dishwasher, a generously sized walk-in pantry, and ample bench and storage space.- Contemporary three-way bathroom, featuring a separate vanity and toilet for added functionality.- Stay comfortable year-round with ducted evaporative cooling and ducted gas heating throughout the entire home.- Step outside to your own oasis, the pitched verandah is the perfect spot for outdoor entertaining, whether you're relaxing or hosting a lively BBQ with friends and family.- Great sized shed, complete with concrete flooring and power, offers ample space for storage or pursuing your next DIY project.- Double garage with an automatic roller door and manual rear roller door providing convenient drive-through access to the shed, the double garage offers both functionality and practicality.- For added peace of mind, the main dwelling and shed are equipped with an alarm system, which can be activated separately or together as needed.- Gas hot water system - Ample off street parking This home ticks all the boxes making a striking impression from the moment you arrive. Perfect for a family looking to expand or an investor looking for an opportunity. Call Makayla Loria on 0418 312 541 to arrange an inspection, don't miss out, quality homes like this don't last long! Property features: Council / Salisbury Council (Torrens Title) Built / 2007 Land / 494m2 (approx). Living / 154m2 (approx). Construct / Brick veneer