

9 Kalimna Crescent, Paralowie, SA 5108



House For Sale

Thursday, 14 March 2024

9 Kalimna Crescent, Paralowie, SA 5108

Bedrooms: 5

Bathrooms: 1

Parkings: 1

Area: 630 m2

Type: House



Dave Stockbridge
0413089910



Steve Spurling
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Price applied after first open

Is this the best value 5 bedroom home on the market in metropolitan Adelaide right now? Nestled in a family friendly location merely minutes to convenience shopping, moments to both public and private schools and near all the young family could ever need or want, this residence is resplendent with size and style to make you smile. Fabulously featured this home has been thoughtfully refurbished and renovated in all the areas that matter so creating a contemporary ambiance whilst still holding lasting appeal. The renovated kitchen is replete with cupboard and bench space aplenty and all finished in neutral tones whilst also featuring stainless appliances making this kitchen as good to look at as it is to live with. Crisp white tiles and ash wood grain cabinetry establish a sense of quality in the bathroom and the fully fitted laundry and mean that there is not a cent to spend nor a finger to lift. All you need to do is move in and enjoy from day one. Timeless tones meld with on trend elements to create decor you will adore today and enjoy for many years to come. Regardless of how warm the weather becomes, you will be ensconced in the comfort of your own home every summer thanks to roller shutters working in tandem with ducted air conditioning to ensure the climate inside is always under control. With drive through access to garaging galore, this shed is excellent for those that work from home, the growing family needing extra storage or can be easily converted into the ultimate man cave. Solar panels assist in taking the edge off the ever increasing costs of energy helping you take the pressure out of pricing rises. The master suite is complete with built in robes with bedrooms 3 and 4 further offering the extra storage solution with extra built in robes remaining with the home. With room for a veggie patch and plenty of space to play, this traditionally proportioned backyard is perfect for the growing young family. Perfectly practical, this classic cream brick home is set on a generous 630m² allotment offering room for pets to play and kids to kick balls whilst also offering an opportunity to develop into the future (STCC). Ready to serve you well for many years to come whether you move in, rent out or develop into the future this property offers options aplenty making this step onto the property ladder and move in the right direction.

****DISCLAIMER**** Although the Agent has endeavoured to ensure the accuracy of the information contained within the marketing material we remind prospective purchasers to carry out their own due diligence and to not rely upon the information in this description. This description does not warrant that all features, improvements or appliances are in working order or have necessary approvals and the Agent advises all parties interested in the home to undertake their own investigations prior to purchase. ****PRICING**** For the most part of the last 26 years I have been releasing properties to the market without a price. I do so just for the first open inspection and then we set a price with the Vendor/s in consideration of the feedback derived from the first open. I understand that may frustrate some buyers but the frustration will be rewarded with a price range set that is an accurate reflection of market value balanced by the Vendor/s expectation. It is also frustrating for a vendor to be on the market for weeks longer than necessary because they have over priced their property. Or if they choose to price the home in excess of feedback levels they can do so knowingly and factor that into their timeframe. I will release a price by way of SMS to all buyers who attend the first open and upload a price as soon as practicably thereafter. Thank you and should you have any further questions about my rationale in marketing properties successful in this manner for over 1600 sales please feel free to call me directly anytime. CT: 5525/761 Land Size: 630m² House Size: 133m² Year Built: 1979 Zone: General Neighbourhood Council: City of Salisbury RLA 232366