

**9 Rosemary Avenue, Parafield Gardens, SA 5107**



**Sold House**

Saturday, 12 August 2023

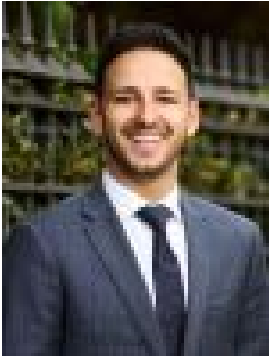
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**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Stefan Siciliano  
0403171489



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**\$490,000**

Nestled in the heart of the charming Parafield Gardens, this character-filled home, built in 1967, presents a unique opportunity for astute buyers seeking potential in abundance. With its timeless 1960's elements and spacious layout, this property offers four bedrooms, one bathroom, and a multitude of possibilities for the discerning investor. As you step inside, you'll be greeted by floorboards that flow throughout the home, creating an inviting atmosphere. The two living areas on either side of the kitchen and dining areas offer a sense of separation while maintaining an open flow, perfect for family living and entertaining. In the main living area, a classic fireplace beckons you to gather around on chilly nights. As you move through the home, you'll find thoughtful touches such as ceiling fans in the kitchen and dining areas, ensuring comfort during the warmer months. Additionally, a split system air conditioner in the main living room provides convenience and climate control year-round. For those who appreciate a blend of indoor and outdoor living, the outdoor verandah area, adorned with charming cobblestone paving, offers the ideal space to unwind and entertain guests. Imagine sipping your morning coffee or hosting a delightful barbecue amidst the serene ambiance of the rear garden. Two bedrooms feature built-in cupboards, providing ample storage space, while a rear bed/sunroom/study area offers versatility to cater to your specific needs. The bathroom boasts both a bath and shower, catering to the preferences of all occupants and the laundry includes a built-in vanity for added convenience. One of the standout features of this property is the massive carport, capable of accommodating five+ cars, a trailer, or even a boat. Perfect for car enthusiasts or those requiring additional storage, this feature is sure to impress. If you have a flair for renovation, the home's potential will undoubtedly excite you. Spanning an impressive 712sqm allotment, this home offers exciting prospects for savvy investors. The generous size allows for potential subdivision opportunities, subject to obtaining necessary approvals. This charming character home in Parafield Gardens presents itself as a blank canvas, awaiting your vision and creativity. With its desirable features and generous allotment, this property is a rare find that invites you to envision the possibilities and create your dream haven. Whether you choose to renovate, rebuild, or explore the development potential, this property is brimming with opportunities. Additional features include: • Feature archways scattered throughout the home • Ice Blue coloured front exterior • Generous amount of foliage/greenery in the front and rear gardens • Garden shed located in the rear • Black-out and sheer curtains on various windows / doors • Nearby schools include: Endeavour College, Holy Family Catholic School, Parafield Gardens R-7 School, Parafield Gardens High School, Paralowie School, Riverdale Primary School, Salisbury High School, The Pines School, Thomas More College Ray White Prospect is taking preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing will be required at this open inspection. Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a list of recent local sales to help you with your market and value research.