

# 90 The Boulevard, Parafield Gardens, SA 5107

## Sold House

Saturday, 19 August 2023

90 The Boulevard, Parafield Gardens, SA 5107

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 309 m2

Type: House



Anna Vranac  
0412871528

**\$555,000**

Paul Whitney and Harcourts Sergeant welcome you to 90 The Boulevard, Parafield Gardens. This neat and tidy 3-bedroom, 1-bathroom, 2014 built home offers both a savvy investment option or a lifestyle of comfort and convenience for an owner occupier. As you enter through the door, you are invited in by neutral tones and natural light throughout that will make any guest feel at home. At the very end of the hallway, you'll find the open living area incorporating the kitchen, dining and living space making family dinners and gatherings effortless. The modern kitchen with a contemporary colour scheme will more than cater for all of your family's needs boasting, a gas cook-top, oven, range-hood, double-sink with pura-tap, dishwasher alcove and an abundance of bench and cupboard space – what more could you want? We all love a bit of alone time, and 3 bedrooms offers you just that. The main bedroom is equipped with a walk-in robe and direct access to the main bathroom sure to spoil the new owners. The main bathroom is also nearby to the other 2 bedrooms making it convenient for all. What we also love about the home:

- Split system air-conditioning in living, Master & Bedroom 3.
- Laundry with direct access to backyard.
- Sizeable backyard.
- Single garage.

Positioned amongst other modern homes, find yourself within walking distance to Martins Plaza, where you'll find a Foodland, multiple fast-food options, an Asian grocer, gym pharmacy, doctor's surgery, petrol station and so much more. Hollywood Plaza is also a short drive away which will fulfil all your shopping needs with 100+ different stores. Just outside your front door, you'll find multiple schools including Parafield Gardens R-7 and High-School, Holy Family Catholic School, Karrendi Primary, and Garden College, just to name a few. Parafield Gardens Community Club and the Slug 'N' Lettuce are also nearby, as well as multiple public transport options making everything you could possibly need a stone throw away! Don't miss out on this amazing opportunity. For more information call Paul Whitney on 0433 273 034 or Matt Crouch on 0435 736 133. We look forward to meeting you at our open home!

Year Built | 2014 Dwelling size | 122sqm (approx.) Land Size | 309sqm (approx.) Currently tenanted until 9th March 2024 at \$395 Per Week Potential rent return: \$480 - \$530 Per Week. All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at the Harcourts Sergeant office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 257454