

# 11 Dyson Court, Paralowie, SA 5108

ALL ADELAIDE

## House For Sale

Tuesday, 25 June 2024

11 Dyson Court, Paralowie, SA 5108

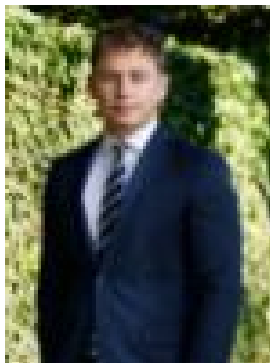
Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 749 m2

Type: House



Blake Bryant  
0476957176

## Auction On Site: Saturday 13th of July at 12:00pm

Perfectly positioned on a sweeping corner allotment of 749m<sup>2</sup>, ideally located in a no through road cul-de-sac and within walking distance to Woolworths Paralowie, this exciting new release is offering the dream of larger allotment living for the active growing family or an outstanding development opportunity for the shrewd entrepreneur wishing to explore the sub divisional potential of this unique land holding. The home offers 3 spacious bedrooms and 2 separate living areas along with a generous combined kitchen/dining room across a bright and appealing layout with fresh neutral decor and ample natural light. Relax every day in a spacious lounge featuring built-in cupboards, ceiling fan and split system air-conditioner, or adjourn to a bright tiled family room with breakfast bar to the kitchen and sliding door to the rear verandah. The kitchen is centrally located, offering service to both dining and family rooms, featuring solid timber cabinetry, corner pantry, stainless steel appliances, wide sink with filtered water, subway tiled splash backs and plenty of cupboard space. All 3 bedrooms are well proportioned, all offering ceiling fans. Bedrooms 1 and 2 both feature built-in robes. Security roller shutters to the street facing windows will ensure your comfort and peace of mind while a bright main bathroom, separate toilet and laundry complete the utilities. The fun begins outdoors as you relax on the wide rear verandah and enjoy the vista over the massive rear yard where there is so much space for kids to play and plenty of room for future development (STCC). A large double carport and double garage are conveniently accessed from the side street, nestled behind lock-up gates, while a single carport with auto roller door accommodates the everyday vehicle. Ducted evaporative cooling and split system air-conditioning will ensure your year-round comfort while approximately 18 solar panels keep the energy bills very low. Briefly: \* Bright modern home on large corner allotment of 749m<sup>2</sup>\* Ideal for larger allotment living or redevelopment potential (STCC)\* Great location in a no through road cul-de-sac\* Just around the corner from Woolworths Paralowie and local shops\* 3 spacious bedrooms and 2 separate living areas\* Bright living room with built-in shelving & split system air-conditioner\* Tiled family room with breakfast bar to kitchen and direct access to the rear verandah\* Fabulous central kitchen features solid timber cabinetry, corner pantry, stainless steel appliances, wide sink with filtered water, subway tiled splash backs and plenty of cupboard space\* All 3 bedrooms with ceiling fans\* Bedrooms 1 and 2 with built-in robes\* Bright main bathroom, separate toilet, separate laundry\* Wide rear verandah overlooking a massive lawn covered backyard\* Large double garage and oversized car double carport with side street access\* Single carport with auto roller door for everyday vehicle\* Ducted evaporative cooling and split system air-conditioning\* Approximately 18 solar panels for reduced energy bills Quietly located amongst other similar homes and within easy reach of the quality parklands and reserves the Salisbury Council is famous for. The Little Para Linear Reserve & Teasdale Playground are within walking distance. Woolworths Paralowie is just around the corner and Paralowie Village Shopping Centre is close by, the perfect solution for your daily requirements. Local unzoned primary schools include Paralowie School, Riverdale Primary Schools and Lake Windermere B-7 School. The zoned high school is Paralowie School. Bethany Christian School and Temple Christian College are just around the corner, with other private schools in the area including Thomas More College & Holy Family Catholic School. Zoning information is obtained from [www.education.sa.gov.au](http://www.education.sa.gov.au) Purchasers are responsible for ensuring by independent verification its accuracy, currency or completeness. 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. The vendor's statement (Form 1) will be made available at 193 North East Road Hampstead Gardens for 3 consecutive business days prior to the Auction as well as at the premises on the day 30 minutes prior to the Auction.