

**119 Andrew Smith Drive, Parafield Gardens, SA 5107**

**House For Sale**

Tuesday, 2 July 2024

119 Andrew Smith Drive, Parafield Gardens, SA 5107

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 589 m2**

**Type: House**



Amanda Robles  
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Eli Robles  
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## Auction 10:30am Saturday 3rd August (USP)

AUCTION on Saturday, 3rd Of August at 10.30am Welcome to 119 Andrew Smith Drive, Parafield Gardens, a delightful three-bedroom home that seamlessly blends comfort and convenience in a desirable suburb. Having been a cherished home for 20 years, it's now ready for someone else to start their next chapter. Recently painted and featuring new carpets, this residence is move-in ready and awaits your personal touches to make it truly your own. This updated home is an ideal choice for families or investors seeking a solid opportunity in a prime location. The home features a large lounge room, modern tiled floors throughout offering a bright and modern feel that welcomes you in as soon as you enter the front door. The kitchen is the heart of the home, equipped with everything you need to create delicious meals from the gas cooktop and ample cupboards for all your storage needs. Updated bathroom with a separate toilet, adds to the home's practicality and ease of living. Outside, the property features a large flat verandah, perfect for outdoor entertaining with many family and friends or simply relaxing in the fresh air. The grassed backyard offers a safe and fun space for kids to play, while the shed provides additional storage or a potential workshop for DIY enthusiasts. Drive-through access to the backyard enhances the functionality, making it easy to accommodate extra vehicles or create your ideal outdoor setup. Located in the family-friendly suburb of Parafield Gardens, this home is close to schools, parks, and essential amenities, ensuring a convenient lifestyle for you and your loved ones. Specifications: CT / 5653/355 Council / Salisbury Zoning / GN Built / 1986 Land / 589m<sup>2</sup> (approx.) Frontage / 19m Council Rates / \$pa Emergency Services Levy / \$pa SA Water / \$pq Estimated rental assessment / \$560 - \$620 per week / Written rental assessment can be provided upon request. Nearby Schools / The Pines School, Riverdale P.S, Parafield Gardens P.S, Karrendi P.S, Parafield Gardens H.S, Paralowie School, Salisbury H.S, Para Hills H.S, Salisbury East H.S. Disclaimer: 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 any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. North RLA | RLA 330069