

18 Niven Drive, Paralowie, SA, 5108

House For Sale

Saturday, 10 August 2024

18 Niven Drive, Paralowie, SA, 5108

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Type: House



Ben Gow

0490532738

First Impressions Last!

A fantastic opportunity for growing families, first home buyers or astute investors. This beautifully presented home boasts an updated kitchen and bathroom, multiple living areas, and split system air-conditioning for year-round comfort.

Step inside and be greeted by a light-filled open plan lounge and dining area. Featuring easy-care tiled flooring and bathed in natural light, this is the perfect space for family gatherings while the new roller blinds ensure you can control your privacy whenever needed. The dining area seamlessly flows into the stunning galley kitchen, a true showstopper with its sleek 2-PAC white cabinets. Additionally, there is an electric oven and cooktop with gas provision, and from the kitchen, you can overlook the inviting open plan meals area and spacious backyard.

This fabulous verandah, with its paved flooring, ensures you can enjoy outdoor entertaining all year round. The backyard is a blank canvas, perfect for creating your own family-friendly haven. Whether it's a sparkling pool, a veggie patch, or a playground for the kids, the possibilities are endless! A convenient single carport with through access will give you the freedom to put your own stamp on your new home.

For those who may need storage for those weekend toys, then you'll certainly be impressed by the large 7x4m concreted and powered shed. The shed is lined so with some creative ideas this space could also be turned into a teenage retreat or rumpus room or even that car garage you've always wanted.

Location is key, and this beauty delivers! Enjoy the convenience of walking to Paralowie Village Shopping Centre, local bus stops, and both McQueen Court Reserve and Fairbanks Drive Reserve. Close proximity to Paralowie Plaza Shopping Centre, Hollywood Plaza, and Springbank Plaza means you'll never be far away from shops and amenities. Settlers Farm Kindergarten and R-6, Temple Christian College, and Paralowie R-12 School are all within easy reach, making this an ideal location for families. Plus, with easy access to Princes Highway, your commute around Adelaide is a breeze.

Call Ben Gow on 0490 532 738 or Amanda Robles on 0450 727 476 to inspect!.

Specifications:

CT / 5314/273

Council / Salisbury

Zoning / GN

Built / 1991

Land / 568m² (approx)

Frontage / 20.01m

Council Rates / \$1414.05pa

Emergency Services Levy / \$102.65pa

SA Water / \$144.70pq

Estimated rental assessment: \$520 - \$570 p/w (Written rental assessment can be provided upon request)

Nearby Schools / Settlers Farm Campus R-6, Paralowie School, Riverdale P.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. RLA | 330069