

**2 Martins Rd, Paralowie, SA, 5108**

ALL ADELAIDE

**House For Sale**

Tuesday, 15 October 2024

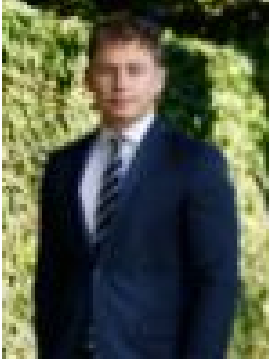
2 Martins Rd, Paralowie, SA, 5108

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Blake Bryant  
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## Perfect Starter or Ideal Investment Solution - Corner Block - Room to Grow

Perfectly positioned on a generous corner allotment of 490m<sup>2</sup>, located in a vibrant, botanical setting with mature trees and established gardens, this vibrant 3 bedroom home will provide the perfect start-up solution for the younger family looking for room to move or an ideal investment option for shrewd entrepreneurs wishing to reap the rewards of success.

The home has been updated and upgraded throughout and features crisp floating floors, fresh neutral tones and LED downlights across a generous semi open plan design where 3 fabulous sized bedrooms will cater for the growing family.

Relax in a generous, light-filled living room, or step through to a combined kitchen and dining area featuring sleek subway-tiled splashbacks, stone-look benchtops, crisp modern cabinetry, a double sink, stainless steel appliances, and a glass cooktop-complete with the perfect spot to accommodate your coffee machine.

Neat and tidy wet areas include a bright main bathroom with separate bath and shower plus wide vanity, and upgraded walk-through laundry and separate toilet.

The fun begins outdoors as you relax under the shade sail on a sweeping paved patio area, ideal for a family barbecue or the perfect alfresco dining space. There is plenty of room for the kids to run and play on a generous synthetic lawn covered side yard.

A lock-up single garage with auto roller door will securely accommodate the family cars and there is plenty of off street parking for your recreational vehicles in a wide driveway.

Briefly:

- \* Upgraded 3 bedroom home on generous corner allotment of 490m<sup>2</sup>
- \* Crisp floating floors, fresh neutral tones and LED downlights
- \* Generous light filled living room
- \* Large combined kitchen/dining room
- \* Kitchen features sleek subway tiled splashback's, stone look bench tops, crisp modern cabinetry, double sink, stainless steel appliances and glass cooktop
- \* All 3 bedrooms of good proportion, all double bed capable
- \* Bedroom 1 with built-in robe and dual windows
- \* Bright main bathroom with separate bath and shower
- \* Upgraded walk-through laundry with under bench appliance space
- \* Delightful paved rear patio with shade sail over
- \* Large synthetic lawn covered side yard with mature border trees
- \* Single lock-up garage with auto roller door
- \* Ample off-street parking and turnaround area
- \* Garden shed
- \* Rainwater tank

Located within easy reach of the quality parklands and reserves the Salisbury Council is famous for. The Little Para Golf Course and linear Park just a short walk away. Yalumba Drive Reserve and Fairbanks Drive Reserve are also within walking distance. The Burton Road Wetland and the Kaurna Wetlands within easy reach and an ideal place for some casual exercise.

Hollywood Plaza Shopping Centre is within walking distance and Springbank Plaza Shopping Centre is close by. Local schools include Paralowie R-12 School, (the zoned secondary school), Settlers Farm R-7 School, Riverdale Primary, Salisbury North R-7 School and Salisbury Downs Primary Schools. Public transport is conveniently located with a bus route at your doorstep and Salisbury Railway Station is only a short stroll down the road.

This home offers quality, space and security in a great location close to all amenities. Do yourself a favour and put this one on your 'must inspect' list!

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.