

**22 Paragon Ave, Aberfoyle Park, SA, 5159**



**Leased House**

Thursday, 19 September 2024

22 Paragon Ave, Aberfoyle Park, SA, 5159

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## spacious family home with versatile floorplan

### FAST FACTS

- > \$560 per week rent
- > available 15/07/24
- > pets negotiable

### DESCRIPTION

- > 3 bedroom home that provides exceptional value
- > all bedrooms are a generous size
- > kitchen features modern designs including electric cooking, dishwasher and breakfast bar as well as an abundance of bench, cupboard and drawer space. For additional storage, there is a pantry combined with quick access to the laundry
- > the dining area will comfortably seat the entire family for a delicious dinner and flows seamlessly onto the outdoor area - perfect for when you are entertaining guests.
- > front living area
- > original bathroom features a neutral colour theme, bath, shower and vanity as well as a separate toilet
- > for optimum temperature control year-round, the home is fitted with ducted reverse cycle heating and cooling
- > generous outdoor entertaining space including a large carport
- > manicured gardens and a single carport for safe storage of your car as well as off-street parking on the driveway.
- > the rear yard is home to a delightful entertaining area that is positioned underneath a verandah.
- > plenty of grass area for kids and pets to play and for the avid gardener to add their flair
- > large storage shed offers a safe space to store bikes, garden equipment and tools
- > as for the location, there is no better place in the Southern Suburbs to live, entertain and raise a family. Positioned in close proximity to Aberfoyle Hub Shopping Centre and a number of quality schools, shops and sporting clubs, as well as ease of access onto Main South Road & the Southern Expressway - this is a home that genuinely exceeds every expectation

### APPLYING FOR THIS PROPERTY

- > please note applications will not be processed until:
- > the property has been viewed in person
- > photo ID has been provided
- > proof of Income (pay slip, bank statement, Centrelink statement) has been provided

### MOVING HOUSE?

- > visit the website below for Magain Utilities to help save you with connection fees
- > [www.bit.ly/MagainUtilities](http://www.bit.ly/MagainUtilities)

### Disclaimer:

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