

**23 Park Lake Blvd, Blakeview, SA, 5114**



**House For Sale**

Saturday, 10 August 2024

23 Park Lake Blvd, Blakeview, SA, 5114

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## Pleasant and Practical Park Lake Boulevard Home!

Welcome to 23 Park Lake Boulevard, Blakeview! An inviting 3-bedroom, 1-bathroom home offering exceptional value and potential. This home boasts a thoughtful floor plan that emphasises both comfort and functionality. A flowing living space that creates a warm and welcoming atmosphere, perfect for relaxing or entertaining. The kitchen has an efficient design that includes well-organised cabinetry and smart storage solutions, ensuring that all your essentials are within easy reach. A thoughtful arrangement allows for seamless workflow and optimal use of space.

Step outside to your expansive pitched verandah - an outstanding feature of this property. This versatile outdoor space is perfect for alfresco dining, entertaining guests, or simply enjoying the outdoors in a sheltered and stylish setting. The 540 sqm block offers a substantial backyard with plenty of room for children to play, gardening enthusiasts to indulge their hobbies, or potential future upgrades such as additional outdoor structures or landscaping.

Blakeview is a rapidly growing suburb and this home is positioned in a friendly, family-oriented neighbourhood, within easy reach of local schools, parks, shopping centres, and public transport. Enjoy the convenience of nearby amenities while still benefiting from a tranquil residential setting.. Don't miss out on this fantastic opportunity to own a well-maintained property with significant potential in a vibrant and evolving area. Whether you're seeking your first home or a smart investment, this Blakeview property is ready to meet your needs. Register your interest with Rhys Escritt on 0411 313 745 today!

### Features

- An established front yard with dual drive way, single garage and carport providing plenty of secure off street parking
- Enter into the main living area that maximises space and natural light.
- The kitchen, meals and family area flow seamlessly to the outdoor verandah area allowing seamless indoor outdoor entertaining year round
- A kitchen that's designed for efficiency, allowing for smooth movement and convenience while cooking, offering generous storage options, keeping kitchen essentials neatly organised and easily accessible.
- Three good sized bedrooms all with built in robes ensuring a cosy retreat for every member of the family.
- A functional bathroom with separate linen closet and toilet for convenience and ease
- Ducted evaporative cooling and wall mounted gas heater for year round comfort
- The standout feature of this home is the expansive verandah area ideal for alfresco dining, relaxing, or hosting gatherings with friends and family.
- A large back yard that provides a spacious shed and ample room for outdoor activities, gardening, or potential future enhancements.
- 9 KW of solar installed to help alleviate ongoing living costs
- Feel safe and secure with a monitored electronic security system installed

### More info:

Built - 2000

House - 123 m2 (approx.)

Land - 540 m2(approx.)

Frontage - 18 m

Zoned - GN - General Neighbourhood

Council - PLAYFORD

Hot Water - Gas instant

Gas - Mains

Solar - 9 KW

NBN - FTTN available

Rates - \$1,800.00 pa

This property will be going to Auction unless SOLD prior, to register your interest please phone Rhys Escritt 0411 313

745 or Troy Reid 0404 195 919

The safety of our clients, staff and the community is extremely important to us, so we have implemented strict hygiene policies at all of our properties. We welcome your enquiry and look forward to hearing from you.

RLA 284373

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