

**28 Pauline Street, Paringa, SA 5340**



**House For Sale**

Friday, 3 November 2023

28 Pauline Street, Paringa, SA 5340

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 802 m2**

**Type: House**



Pat Catalano  
0885866831

**\$295,000**

Welcome to 28 Pauline Street Paringa. You'll be greeted by a well-maintained front yard, and convenient parking options provided by the single garage and carport. The house sits on a generous 802m<sup>2</sup> allotment with lane access, offering plenty of space for outdoor activities and potential future expansions. Inside, you'll find 3 generous size bedrooms with ceiling fans, including a master bedroom with built-in robes ensuring ample storage space for all your belongings. Enjoy everyday living in the spacious lounge room and a good-sized kitchen with ample storage for your groceries. The ducted cooling system keeps the entire house cool during the hot summer months while the wood heater provides natural warmth during the winter months, ensuring a comfortable living environment all year round. The backyard is fully fenced, offering privacy and security for you and your loved ones. It's the perfect spot to host outdoor gatherings or simply relax and enjoy the fresh air. The outdoor entertaining area provides a great space for BBQs and outdoor dining. Another great feature is the second bathroom together with the laundry offering a second toilet and shower. The detached games room is a valuable bonus, serving as a versatile space for a "man cave," teenage retreat, or guest room. Key Features Include: • 3 Bedrooms, 2 Bathrooms, 2 Car spaces • Steel frame home • Upgraded kitchen (2020) • Ducted evaporative air-conditioning • Slow combustion wood heater • Detached games room • Land size approx 802m<sup>2</sup> • Lane access • 5kw Solar panel system • Electric roller shutters • Outdoor entertaining area • Workshop/storage shed Contact Pat Catalano on 0477 590 540 for more information or to arrange an inspection. RLA: 315295