

3 Vivian Court, Para Hills West, SA 5096

House For Sale

Wednesday, 10 July 2024

3 Vivian Court, Para Hills West, SA 5096

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 569 m2

Type: House



Ryan Ranger
0419363645



Mark Lands
0402209563

Auction

This beautifully presented home, situated on a spacious 569 square meter corner allotment in the heart of Para Hills West, is now on offer. Recently refreshed with new paint and flooring throughout, this delightful residence features three well-appointed bedrooms, an inviting open-plan kitchen and dining area, as well as a large rumpus/studio room for your convenience. Don't miss out on this fantastic property, act now to make it yours! Perfectly positioned close to an array of valuable amenities, this great home is within proximity to the new District Outlet Centre, Officeworks, Bunnings and Supercheap Auto, providing you with the utmost convenience. Westfield Tea Tree Plaza is a short drive away, offering specialty shopping, entertainment, and a delightful array of cafes and restaurants. The vicinity boasts quality schools such as Para Hills West Primary, Para Hills High, and Keller Road Primary. Furthermore, The Paddocks Wetlands and Playground are close at hand, allowing you to embrace the outdoors. Key features include: > Three well-appointed bedrooms, each equipped with built-in robes and ceiling fans. The master bedroom also offers an ensuite. > Upon entrance to the home, you are greeted by a lovely, light filled living room which provides you with the perfect space to relax and wind down with loved ones. > The open-plan kitchen and dining room connect seamlessly together making serving meals easy. > The kitchen comprises ample cabinetry, a dishwasher, a 5-burner electric cooktop, a double sink with Puratap, breakfast bar seating, as well as a walk-in pantry. > The spacious rumpus/studio is double-insulated and soundproof, featuring a split system air conditioner. It offers versatile options to suit your lifestyle needs, whether it be a family games room or a home gym, the possibilities are endless! > The spacious backyard offers an outdoor entertaining area which features a large verandah, a ceiling fan and a blind, perfect for hosting family gatherings. > Automatic roller shutters on all windows. > 2kW solar power system. > Ducted reverse cycle heating and cooling throughout. > Carport with secure undercover parking for one vehicle. Details: Certificate of Title | 5327 / 772 Title | Torrens Title Year Built | 1977 Land Size | 569 sqm approx Irregular Frontages | 23.9 / 4.9 / 17.5 meters (approximates) Cooktop | Electric Council | City of Salisbury Council Rates | \$399.75 pq Water Rates | \$165.55 pq All information provided has been obtained from sources we believe to be accurate. However neither the agent or vendor guarantee this information and we accept no liability for any errors or omissions. All interested parties should seek their own independent legal advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at Lands Real Estate's office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 1609.