

**35 Brion Drive, Paralowie, SA, 5108**

**Tanner**

**House For Sale**

Friday, 16 August 2024

35 Brion Drive, Paralowie, SA, 5108

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## The Family Home You've Been Waiting For!

Welcome to 35 Brion Drive, an exceptional family home that combines modern style with ultimate comfort. This stunning 4-bedroom, 2-bathroom residence is perfectly designed for contemporary living and entertaining.

Step into the light and airy entrance, with fresh paint and laminate flooring leading to the luxurious master suite, featuring bay window, walk-in robe and stylishly renovated ensuite bathroom.

Across the hall you'll find the most versatile room in the home, providing ample space for a home office, teenage retreat, extra bedroom or combination of all three, the possibilities are only limited by your imagination.

Heading further into the home you'll enjoy the luxury of two separate living areas, providing ample space for family gatherings and relaxation.

The heart of the home features a beautifully renovated kitchen, complete with a sleek island bench top and top-quality finishes. Perfect for both everyday meals and special occasions whilst flowing into the open plan dining area before you step outside to an undercover outdoor entertaining area. Ideal for hosting BBQs, parties, or simply enjoying a quiet evening with loved ones.

Leading on from the kitchen and dining you'll find a self contained wing, featuring spacious laundry, 2 great sized bedrooms, both with built-in robes and stylish three way bathroom with chic matte black fittings, offering a sophisticated touch to your daily routine.

Experience year-round comfort with ducted reverse-cycle heating and cooling, ensuring the perfect temperature in every season, as well as an additional split system unit in the rear lounge.

Other features we love and know you will too

- Low-maintenance yard.
- Security alarm system.
- Walking distance to Paralowie Village shopping centre.
- Instant Gas Hot Water
- Walking distance to playgrounds and public transport on Liberator Drive.
- 5.6KW Solar System

35 Brion Drive is more than just a house; it's a home where comfort and style meet. Don't miss out on this exceptional opportunity. Call Lawson today on 0439 155 969, we can't wait to show you through!

Specifications:

CT / 5427/540

Council / Salisbury

Zoning / GN

Built / 1998

Land / 465m2 (approx)

Frontage / 16.84m

Council Rates / \$1,874.75pa

Emergency Services Levy / \$135.40pa

SA Water / \$170.35pq

Estimated rental assessment / \$600 - \$660 per week / Written rental assessment can be provided upon request

Nearby Schools / Settlers Farm Campus R-6, Riverdale P.S, Paralowie School, Holy Family Catholic School

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