

**36 Goodfield Road, Para Hills West, SA, 5096**



**House For Sale**

Friday, 30 August 2024

36 Goodfield Road, Para Hills West, SA, 5096

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Kirsty Davies  
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## **Fabulous Family Home! This one has it all.**

Offers By | Wednesday 18th September at 12pm (Unless sold prior)

The perfect family home, this one has it all. As you enter you are immediately impressed by the feeling of space and natural light. To the front is the large master bedroom with walk in robe and ensuite. Adjacent across the hallway is the front sitting room plus additional study space and built in bar. The large white eat-in-kitchen has an abundance of cupboards and plenty of space for the family to dine together.

To the rear is the family room and additional two double bedrooms plus family bathroom. This allows parents and children to have their separate space.

The large garden has both an undercover entertaining area, large lawned garden, garden shed and double garage with auto door.

Other features include ducted evaporative air-conditioning, security system and so much more.

This really is the ideal family home and superbly located near schools, shops, transport and not too far to the city.

Currently tenanted to long term tenants until May 2025. If you are an investor these are your dream tenants.

Council Rates | \$1,843 pa

SA Water | \$168.79 pq

ESL | \$133.95 pa

Year Built | 1989

Are you thinking of purchasing this property as an investment? Speak with our Property Management team on how we can assist you.

All information provided (including but not limited to the property's land size, floor plan and floor size, building age and general property description) has been obtained from sources deemed reliable, however, we cannot guarantee the information is accurate and we accept no liability for any errors or oversights. Interested parties should make their own enquiries and obtain their own legal advice. Should this property be scheduled for auction, the Vendor's Statement can be inspected at our office for 3 consecutive business days prior to the auction and at the auction for 30 minutes before it starts.