

4 Rowan Court, Parafield Gardens, SA 5107



House For Sale

Wednesday, 19 June 2024

4 Rowan Court, Parafield Gardens, SA 5107

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 776 m²

Type: House



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Auction On-Site Saturday 6th July 3:15PM

A bright and airy modern contemporary haven, coupled with wonderful lifestyle convenience - both inside, outside, as well as its family-friendly surrounds - 4 Rowan Court, nestled on this whisper-quiet cul-de-sac a leisure stroll local schools, captures instant easy living with loads of potential in-tow. Behind a charming, lowset frontage, step inside to discover a familiar 3-bedroom footprint spilling with natural light. The fresh white interior is warmed by lovely timber floating floors, the separate lounge keeps relaxed downtime cosy and comfortable, while headlining the open-plan dining and kitchen is the stylish foodie's zone ready to handle the morning rush, dish-up nightly deliciousness or host your nearest and dearest for fun-filled weekend get-togethers that spill outside to your incredible outdoor entertaining sailing beneath a striking alfresco pergola. With plenty of sunny yard space too to let the little ones run and play, large garage with an adjoining workshop, plus a list of modern inclusions ranging from a sparkling main bathroom, climate controlled ducted AC and bill-busting solar panels... this beautifully presented abode set on a supremely spacious 776sqm parcel also entices with scope to renovate and extend down the track (STCC). Easy reach to a raft of everyday amenities, whether you're looking for a family home offering stress-free school runs, walking distance to parks, playgrounds and sporting ovals, a stone's throw to Martins Plaza, your local ALDI or a quick 8-minute trip to the bustling Parabanks for all your café, major shopping and weekend entertainment options - this is every bit a picture-perfect base promising the brightest of futures. FEATURES WE LOVE • Beautifully presented modern contemporary property nestled on a sweeping 776sqm (approx.) allotment inviting excellent long-term renovation and extension potential (subject to council conditions) • Light-filled formal lounge, and lovely open-plan dining and kitchen featuring stylish royal blue cabinetry and marble-look bench tops, gleaming stainless appliances including dishwasher, along with views to the outside • 3 ample-sized bedrooms, 2 with handy BIRs • Sparkling modern bathroom featuring separate shower and relaxing bath • Family-friendly laundry, ducted AC throughout, and bill-busting solar system • Huge outdoor entertaining area with striking pergola for picture-perfect weekend hosting • Neat, low maintenance backyard with sunny lawn and established greenery • Large garage with workbench and storage, as well as an adjoining workshop LOCATION • Around the corner from Parafield Gardens Primary and High School for incredibly easy school runs • Close to a variety of parks and playgrounds, around the corner from Martins Plaza and ALDI for great local shopping options • Only 8-minutes to either the bustling Parabanks or vibrant Mawson Lakes for fantastic café, social, brand name shopping and weekend entertainment options Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price. Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts. Norwood RLA 278530 Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign. Property Details: Council | Salisbury Zone | GN - General Neighbourhood \ Land | 776sqm (Approx.) House | 232sqm (Approx.) Built | 1987 Council Rates | \$TBC pa Water | \$TBC pa ESL | \$TBC pa