

**40 Graham St, Para Hills, SA, 5096**



**House For Sale**

Thursday, 24 October 2024

40 Graham St, Para Hills, SA, 5096

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## Spacious Family Living

Welcome to 40 Graham Street, Para Hills, a charming 3-bedroom, 1-bathroom home with a single carport, set on a spacious 880sqm block.

Step through the front door and be greeted by a light-filled, spacious living area, seamlessly connected to the dining area, which features a large window overlooking the front gardens. From here, a sliding door leads into the U-shaped kitchen, offering ample storage, a double sink, tiled splashback, and quality appliances.

All three bedrooms are generously sized, with large windows, ceiling fans, and built-in robes. The bathroom boasts a spacious vanity, a separate shower and bath, and a separate toilet for added convenience. The laundry opens to a full-width enclosed verandah, perfect for entertaining.

The expansive backyard features a large lawn, a dedicated veggie garden, and stunning views of the treetops. Additionally, the spacious shed/garage is carpeted and versatile, offering the perfect space to be used as an entertainment area, retreat, or gym. There's a single carport plus ample off-street parking in the driveway.

Situated in an excellent location, close to public transport, Lane Reserve, local soccer and cricket facilities, Para Hills and Para Vista Shopping Centres, and a range of excellent schools. Dining options are plentiful, and the Adelaide CBD is under 30 minutes away.

The nearby unzoned primary schools include Para Hills West Primary School, Para Hills School, Keller Road Primary School, East Para Primary School, and North Ingle School. The nearby zoned secondary school is Para Hills High School.

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.

RLA 322799

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 | 880sqm(Approx.)

House | 200sqm(Approx.)

Built | 1964

Council Rates | \$TBC pa

Water | \$TBC pq

ESL | \$TBC pa