

**41 Burdett Drive, Paralowie, SA 5108**

**House For Sale**

Tuesday, 25 June 2024

41 Burdett Drive, Paralowie, SA 5108

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 490 m2**

**Type: House**



Matt Sergeant  
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## Best offers by 5pm Monday 8th July 2024 (USP)

Matt Sergeant & Harris Real Estate are proud to present this stunning example of low-maintenance living. Nestled in the sprawling suburb of Paralowie, this beloved home offers the perfect blend of easy living and modern convenience. This property boasts a suite of amenities designed to enhance your lifestyle and ensure year-round comfort and security. With three bedrooms, this home is sure to impress even the savviest of buyers. Step inside and you are welcomed by the beautiful open-plan living and dining area, featuring natural timber-look flooring and an abundance of warm natural light. With ducted evaporative cooling and a reverse cycle air-conditioner in the living area, enjoy comfort year-round, regardless of the weather. This home is ready for its new owner to move in and enjoy all it has to offer. The galley-style kitchen is equipped with beautiful white countertops, a four-burner cooktop, electric oven, exhaust fan, stainless steel sink, and an abundance of cupboard and bench space. Preparing a family meal is easy with the open-plan meals area, allowing you to remain a part of the conversation while cooking up a storm. Down the hallway, you will find the bedrooms, bathroom, and separate toilet. The master bedroom, located at the front of the home, is spacious and bathed in plenty of natural sunlight. All bedrooms have plush carpet and easy access to the bathroom. Two of the bedrooms contain ceiling fans, and the main bedroom has built-in robes for storage. The bathroom, conveniently located between the bedrooms, features a vanity and mirror, shower, bath, and a separate toilet for added convenience on busy family mornings. Additional features you are sure to love:- Electric hot water system- Separate large studio- Side gates for easy rear access- Huge outdoor entertainment area Stepping out through the rear sliding door, you have your own slice of entertainer's paradise with the expansive outdoor entertainment area, beautiful gardens, and access to the studio down the side of the house. This is the perfect space for entertaining guests or enjoying a cup of coffee on a beautiful summer morning. There is also a garden shed for added storage and rear access from the laundry for easy access to the clothesline. You're perfectly positioned to take advantage of this fantastic location, close to all the best local services and amenities. Find yourself just moments away from local shopping centers, including Paralowie Village Shopping Centre, Hollywood Plaza, and Parabanks Shopping Centre. There are plenty of schooling options nearby, including Riverdale Primary School and Parafield Gardens Primary and High Schools. Homes that offer this kind of size and floor plan flexibility are rare, so take advantage of this stunning property while you can. Please call Matt Sergeant or Jake Halliday now for more information. Specifications: CT / 5091/96 Council / Salisbury Zoning / GN Built / 1996 Land / 490 m<sup>2</sup> Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Settlers Farm Campus R-6, Paralowie School, Lake Windemere B-6 School Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 330069