

500 Bridge Road, Para Hills West, SA 5096



House For Sale

Sunday, 23 June 2024

500 Bridge Road, Para Hills West, SA 5096

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 579 m2

Type: House



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Auction On-Site Saturday 6th July 10:15AM

Whether you're a first-time buyer, a seasoned house hunter, or a savvy investor, you can't go past this inviting abode, well-loved by its current owners and ready for you to move in and enjoy or transform into something truly incredible with your loving touch. A large, enclosed verandah welcomes you into the home and overlooks the mature gardens at the front, complete with a lemon tree. This area is large and light-filled and could serve as a rumpus room, office, or extended living area. Ducted evaporative air conditioning and ducted gas heating ensures comfort all year round, extending to plush carpets in the lounge room and bedrooms. The four spacious bedrooms offer privacy to everyone, with a central bathroom, a separate laundry room, and a detached toilet. The dine-in kitchen and meals area is a delight, boasting plenty of cupboard and bench space, and modern conveniences such as an electric stove, 5 stage Reverse Osmosis water filtration unit, and dishwasher. At the rear of the home, you'll find plenty of shaded areas, including a semi-enclosed verandah, a pergola next to the grassed backyard, and a second pergola along the side of the home. These spaces offer numerous options for entertaining, enjoying the outdoors, or hosting BBQs. The fully fenced yard is perfect for children and pets to play, with a shed for tools and a rainwater tank for the garden. The double carport and driveway provide accommodation for up to three cars, while roller shutters provide privacy and security, and a solar system reduces costs, all adding to the convenience of this lovely home. Enhancing the appeal of this property is its incredible location. You can walk to Para Hills West Primary School, Para Hills High School, The Somerset Hotel, and IGA Para Hills, along with other amenities and dining options. The Para Hills Community Club, The Paddocks Park, and walking trails are just down the road. It's a five-minute drive to the new District Outlet Centre and just 28 minutes into the heart of the Adelaide CBD. Don't miss out on this fantastic opportunity to own a home with loads of potential in a highly sought-after area.

Property Features:

- Four-bedroom and one-bathroom home
- Generously sized bedrooms
- Front lounge room and an enclosed verandah/sunlounge for unwinding
- Combined meals and kitchen area with vinyl floors
- The kitchen has a dishwasher, 5 stage Reverse Osmosis water filtration unit, electric stove, abundant storage space and bench space, with timber style cabinets
- The bathroom has a bathtub, glass shower, vanity storage, and a separate toilet
- Laundry room with easy backyard access
- Evaporative ducted air conditioning system and ducted gas heating system
- Blinds fitted throughout the home
- Tile floors in the sunlounge and carpets throughout the lounge and bedrooms
- Gas hot water system with remote digital temperature controllers
- External roller shutters for privacy and security
- Solar system with 16 panels to reduce energy costs
- Multiple verandah and pergola entertaining spaces
- Storage shed, established lemon tree, and rainwater tank for eco efficiency
- Two secure carports for off street parking

Para Hills West Primary School is only three minutes away. Schools: The nearby primary schools are Para Hills West Primary School, Kellar Road Primary School, Gulfview Heights Primary School, Madison Park School, and Para Hills School. The nearby secondary school is Para Hills High School. Information about school zones is obtained from education.sa.gov.au. The buyer should verify its accuracy in an independent manner.

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 | 579sqm (Approx.) House | 289sqm (Approx.) Council Rates | \$1,499.05pa Water | \$TBC pqESL | \$232.15pa