

**9 Padilla Street, Paralowie, SA, 5108**



**House For Sale**

Thursday, 17 October 2024

9 Padilla Street, Paralowie, SA, 5108

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Buri Son

0427731994

## Tastefully Renovated Corner Block Home with Endless Potential 9 Padilla Street, Paralowie

Welcome to 9 Padilla Street, a beautifully updated 4-bedroom, 1-bathroom home situated on a generous 596m<sup>2</sup> (approx) corner block in the sought-after suburb of Paralowie. Originally built in 1993, this home has undergone tasteful renovations, including new flooring, fresh paint, modern lighting, and a stylishly upgraded kitchen and bathroom, ensuring a fresh and contemporary living experience.

Situated on a desirable corner block, 9 Padilla Street, Paralowie, offers added convenience with additional side gate access, perfect for extra parking or secure storage for a trailer or boat. This versatile feature enhances the property's appeal, providing flexibility and practicality for modern living

An impressive addition to the property is the fourth bedroom, which features its own separate access, making it perfect for use as a second living area, guest room, or even a home office. With ducted evaporative cooling and a gas heater, this home is designed for year-round comfort.

### PROPERTY FEATURES:

Year Built / 1993  
Land Size / 596m<sup>2</sup> (approx)  
Frontage / 20m (approx)  
Zoning / GN - General Neighbourhood  
Local Council / City of Salisbury  
Council Rates / \$1,538 pa (approx)  
Water Rates / \$369 pa (approx)  
Es Levy / \$115 pa (approx)  
Title / Torrens Title  
Easement(s) / Nil  
Encumbrance(s) / Nil  
Construction / Brick Veneer  
Gas / Connected  
Sewerage / Mains  
Rental Estimate / \$650 - \$680 per week (approx)  
Side gate access for additional parking and entry to the property

The home's updated interiors feature floating floors, fresh neutral tones, and sleek lighting throughout, creating a warm and inviting atmosphere. The modern kitchen is perfect for family meals, offering plenty of bench and storage space, while the updated bathroom adds a touch of luxury.

### Corner Block with Development Potential:

Situated on a substantial corner block, 9 Padilla Street offers significant development potential. With a frontage of approximately 20m, the property provides options for future subdivision or further extensions, subject to council approval. This makes it an attractive opportunity for investors or developers looking to maximize value in a prime location.

The large backyard offers space for a potential granny flat or further landscaping, giving the home extra flexibility for growing families or those looking to add additional value.

### Ideal Location:

Set in a family-friendly area, the property is conveniently located close to shopping centres, schools, and public transport options. Whether you're a first-home buyer, growing family, or savvy investor, 9 Padilla Street offers a lifestyle of comfort and convenience with the added benefit of future growth potential.

Don't miss the chance to secure this renovated gem in Paralowie's prime location. Contact us today to arrange a viewing and explore the possibilities this home offers.

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