

**4/271 Martins Road, Parafield Gardens, SA, 5107**

**TURNER.**

**Townhouse For Sale**

Saturday, 10 August 2024

4/271 Martins Road, Parafield Gardens, SA, 5107

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**

## Uncover Hidden Potential in Perfectly Positioned Parafield Gardens Townhouse

First Open Saturday 10th August 10-10:30am.

Welcome to 4/271 Martins Road - a home that exemplifies understated charm and limitless potential right in the heart of Parafield Gardens. This townhouse, proud in its original condition, is ideally suited to those looking to make their first foray into the property market, savvy investors seeking to grow their portfolios, or discerning downsizers desiring a fuss-free, secure living environment.

Built in the early 2000s, this dwelling offers unique features, including a cosy undercover patio for those who appreciate quiet outdoor moments. The addition of gas hot water and ducted reverse cycle aircon guarantees your comfort throughout the chillier months. Furthermore, its location within a secure complex provides residents with peace of mind, making it an even more attractive proposition.

### Key Features:

- Three spacious bedrooms, providing ample space for family living or guests
- Original condition, offering a blank canvas for personal touches and improvements
- Resides in a secure complex, ensuring safety and tranquillity
- Convenient undercover patio, ideal for relaxed outdoor living in any weather
- Gas hot water system, promising efficient and consistent supply
- Ducted reverse cycle aircon for all year round comfort
- Conveniently built with a gas cooktop and dishwasher in the kitchen
- Privately positioned balcony, perfect for enjoying panoramic views
- Exceptional investment opportunities, thanks to the desirable location and potential for value-add

This property is surrounded by an array of amenities that cater to all your needs. Just a short drive away, you will find Martins Plaza and Hollywood Plaza, offering a variety of shops, cafes, fast food, medical practices and supermarkets for your convenience. For those who enjoy outdoor activities, the nearby parks such as Carisbrooke Park and Greenfields Wetlands provide perfect spots for leisurely walks or picnics. Families with children will appreciate the proximity to local schools including Parafield Gardens High School and Parafield Gardens Primary School. Public transport options are also easily accessible, with bus stops nearby providing convenient connections to surrounding areas. Additionally, the property is just a short drive from Salisbury City Centre and Mawson Lakes, where you can find a wider range of shopping, dining, and entertainment options. With all these amenities at your doorstep, living at 4/271 Martins Road ensures a convenient and enjoyable lifestyle.

Please note: Currently tenanted on a fixed lease through Turner Real Estate until 12/06/2025 at \$420 per week.

CT / 5879 / 574

Year built / 2002

Equivalent Building Area / 187 sqm (approx.)

ESL / \$104.30 p.a.

Water & Sewage / \$165.55 p.q.

Council / City of Salisbury

Community Title

Speak to TURNER Property Management about managing this property

#expectmore

RLA 62639