

**15/8 Polst Avenue, Para Vista, SA 5093**

**Boffo**

**Unit For Sale**

Sunday, 23 June 2024

15/8 Polst Avenue, Para Vista, SA 5093

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Surinder Singh  
0882697711



Fadi Oudih  
0882697711

## **Auction \$369,000**

**Auction Location: On Site** Whether you are starting out, slowing down or looking to invest, this immaculate, low maintenance abode should capture your immediate attention. Perfectly tucked away in a tightly held quiet group and conveniently located close by to all local amenities, this neatly presented and secure two-bedroom unit offers convenience and easy-care living, offering buyers a true lock up and leave lifestyle. The entrance opens directly into the living and dining room with a large window that invites the sunshine to filter through the house, with easy access through to the kitchen. Two spacious bedrooms, a modern bathroom and separate laundry complete the functional floorplan. The corner courtyard space provides a tranquil setting for relaxation, gardening, or simply basking in the sunlight. With a low-maintenance garden, you can spend more time enjoying the pleasures of life and less time worrying about upkeep. All this is set within a well-maintained and quiet community with everything you could need at your fingertips. Features that make this home special:- Two well-proportioned bedrooms, one with built-in robe- Warm and welcoming living and dining area- Spacious kitchen with ample storage and bench spaces- Modern and neat main bathroom with bath and shower- Convenient separate toilet- Laundry with external access- Ducted reverse cycle air-conditioning throughout- Sensational rear corner courtyard- Garden shed for added storage- Single carport directly in front of unit- 7.92kW solar system This is a thriving area surrounded by parks and reserves and located close to a variety of childcare centres and schools including Valley View Secondary School, Para Vista Primary School and Good Shepherd Lutheran School. Within walking distance to Clovercrest Village shops restaurants and a variety of public transport options. Only a short drive to all the shopping and entertainment that Tea Tree Plaza has to offer, and an even shorter drive to Ingle Farm Shopping Centre for all the shopping amenities required. All this and 16kms (approximately) to the Adelaide CBD. All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. RLA 313174