

**16/28 Ceafield Road, Para Hills West, SA 5096**

**HARRIS**

**Unit For Sale**

Tuesday, 2 July 2024

16/28 Ceafield Road, Para Hills West, SA 5096

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



Kevin Renard  
0451401962



Sam Bennett  
0419610827

**\$480k-\$525k**

Best Offers By 12pm Monday 22nd July (unless sold prior) Discover the charm of this renovated 3-bedroom unit, perfectly positioned at the front of the group at 16/28 Ceafield Road, Para Hills West. Built in 1974, this home has been meticulously modernised to offer a contemporary lifestyle with a touch of elegance. Upon entering, you'll be greeted by a spacious open-plan living and meals area. This inviting space is enhanced by fresh white plantation shutters, sleek tiling and an updated split system air conditioner for year-round comfort. The separate kitchen is a chef's delight, featuring stylish white cabinetry, marble-look benchtop, gas cooktop, dishwasher and pendant lighting that adds a modern touch over the sink. The left wing of the home accommodates three well-sized bedrooms, which include brand new built-in robes and ceiling fans. The main family bathroom is fresh and bright, offering ample vanity storage and a separate toilet for convenience. Step outside to a generous grassed yard, ideal for children to play. The paved verandah area provides the perfect spot for outdoor entertaining or simply relaxing with a good book. This property is ideally located within walking distance to the new District Outlet and just a short drive to The Mawson Centre. Enjoy an array of dining options nearby, including Taco Train, Yankee's Burger Bar and the Somerset Hotel. Public transport is a breeze with a bus stop only 350 meters away. Families will appreciate the zoning to several reputable schools, including Para Hills West Primary School, Para Hills School, Keller Road Primary School, North Ingle School, Gulfview Heights Primary School, and Para Hills High School. Don't miss out on the opportunity to make this beautifully updated unit your new home. Specifications: CT / 5041/800 Council / Salisbury Zoning / GN Built / 1974 Council Rates / \$1,172pa Strata Rates / \$600pq Strata Manager / Stratarama Emergency Services Levy / \$98pa SA Water / \$218pq Estimated rental assessment / Written rental assessment can be provided upon request. Nearby Schools / Para Hills West P.S, Para Hills School, Keller Road P.S, North Ingle School, Gulfview Heights P.S, Para Hills H.S. 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 | 226409