

**1 Briony Way, Paralowie, SA, 5108**



**House For Sale**

Tuesday, 26 November 2024

**1 Briony Way, Paralowie, SA, 5108**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Ganeev Bains

0420214855

## Corner Block Charm With Size & Scope To Renovate, Rebuild Or Subdivide!

A big block contemporary base to tweak with TLC or the prime parcel to subdivide on a coveted corner allotment - 1 Briony Way welcomes all the size, scope and exciting options to transform this charming 3-bedder into a something special!

Set on a spacious 620sqms, you'll find familiar comfort and convenience as traditional footings reveal a light-filled L-shape lounge and dining extending into a high-functioning kitchen with backyard views, perfect for keeping company or kids close as you whip-up mid-week winners. Together with three cosy bedrooms well-positioned to the central bathroom, and huge outdoor entertaining area joining the double carport - there's a wonderful opportunity to raise kids, play with family pets and host all the fun-filled weekend get-togethers you can handle out here.

That said, with the northern suburbs quickly thriving with well overdue development potential ready to pave the way for a swathe of younger buyers eager to get their foot into the market with a stylish home of their own, subdividing and developing on such a sizable corner spot guarantees a high-value venture (STCC).

A stone's throw to Paralowie School R-12, a raft of leafy parks and reserves a short stroll from your front door, busy shopping hubs in all directions, and easy reach to both Port Wakefield Road and the North-South Motorway ready to zip you straight to or through Adelaide CBD in a flash... nabbing this northern address needs no further convincing.

### FEATURES WE LOVE

- Stellar 620sqm (approx.) property nestled on an ideal corner allotment inviting a range of exciting renovation, extension or subdivision possibilities (subject to council conditions)
- Light and bright lounge and dining zone
- Functional kitchen featuring abundant cabinetry, good bench top space, all electric appliances and backyard views
- Generous main bedroom
- 2 additional well-sized bedrooms
- Neat contemporary bathroom with separate WC and powder
- Excellent outdoor entertaining space with sweeping verandah
- Sunbathed lawn with all the room to kick a footy, build a cubby or simply let the kids play and family pet roam
- Large garage and secure carport with roller door
- Charming brick veneer frontage with leafy feature palm

### LOCATION

- Arm's reach to a selection of popular parks, playgrounds and leafy reserves for your daily dose of nature
- A brisk 1.4km walk or leisure ride to Paralowie School R-12
- Around the corner from Paralowie Village and Springbank Plaza for all your shopping essentials, and a quick 10-minutes to the bustling Parabanks
- Minutes from both Port Wakefield Road and the Northern Connector securing fast commutes north or south

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.

Grange RLA 314 251

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 | 620sqm(Approx.)

House | 205sqm(Approx.)

Built | 1989

Council Rates | \$TBC pa

Water | \$TBC pq

ESL | \$TBC pa.