

**46 Tintara Rd, Paralowie, SA, 5108**



**House For Sale**

Thursday, 28 November 2024

46 Tintara Rd, Paralowie, SA, 5108

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Gabe Titmarsh  
0412900907

## Hi, I'm The One You've Been Waiting For...

Say hello to this beautifully renovated home, originally built in 1976 and recently transformed with high quality renovations throughout.

Presenting as essentially a brand new home, this is a truly unique opportunity for family buyers seeking quality and space in this highly sought after location.

Situated on a spacious 595 sqm\* corner allotment, this property offers five genuine bedrooms, multiple living spaces, modern finishes and a fantastic outdoor entertaining area perfectly suited for today's lifestyle.

Step inside and to the right, you'll find the spacious lounge room that sets the tone for relaxed living, featuring newly installed hybrid flooring that flows through all the living spaces.

At the heart of the home is the open-plan kitchen and meals area, a welcoming hub equipped with downlights, a ceiling fan, and split-system air conditioning ideal for everyday living or entertaining.

The sleek kitchen is a standout, showcasing two-toned modern cabinetry, soft-close drawers, matte-black fixtures, and brand new premium black Euro appliances, including a 900mm electric cooktop and oven, along with a dishwasher. An island bench doubles as a breakfast bar, making it perfect for quick meals or social gatherings. The kitchen also features a walk-in pantry for added storage.

Sliding glass doors create a seamless transition between indoor and outdoor living, leading to a generously sized backyard that's an entertainer's dream. A large verandah overlooks a lush lawn, offering the perfect spot for hosting family and friends or simply unwinding outdoors.

The corner allotment features sought after side access, perfect for extra larger vehicles.

Back inside, the home offers five spacious bedrooms, all featuring newly installed plush carpets and ceiling fans for year-round comfort.

The renovated bathrooms are complete with floor-to-ceiling tiles, frameless walk-in showers, large vanities, and sleek matte-black tapware.

For added convenience, a third separate toilet ensures everyone's needs are met.

Located in the family-friendly suburb of Paralowie, this home offers the best of suburban living with exceptional convenience.

Hollywood Plaza, just a 4-minute drive away, provides a vibrant mix of major retailers like Coles, Woolworths, and Target, along with specialty shops and dining options. Families will appreciate the close proximity to Paralowie R-12 School and Paralowie Kindergarten, simplifying school runs.

For city adventures or work commutes, the Adelaide CBD is just a quick 30-minute drive, ensuring that everything you need is within easy reach.

The homeowner is particularly proud of the following improvements:

New Colourbond Roof & Gutters with 60mm upgraded sarking/insulation, ensuring long-lasting durability and energy efficiency.

Complete Rewiring throughout, now featuring new RCDs for added safety and peace of mind.

Gourmet Kitchen with soft-close drawers, sleek black tapware, hardware, and sink, plus a 900mm Black Euro appliance package, including a dishwasher. A spacious walk-in pantry adds convenience for all your storage needs.

Fresh Paint inside and out, with insulated internal walls, new weatherboard on the exterior, and LED downlights throughout, complemented by ceiling fans in every room for year-round comfort.

Added 4th & 5th Bedrooms, with the 5th featuring external access, perfect for a young adult or grandparents seeking privacy.

Brand new carpets and floorboards throughout, enhancing the home's warmth and appeal.

Two modern bathrooms and three toilets, with new subfloors, underfloor plumbing, and hot/cold plumbing. Enjoy floor-to-ceiling tiling, black tapware, hardware, and IXL Tastic heating in both bathrooms.

Landscaped Gardens that provide a serene outdoor retreat.

New Roller Door for easy access to the garage, plus a 15amp power outlet for your caravan or boat.

A stylish tiled front porch with sensor LED downlights, perfect for welcoming guests.

Spacious Flat Pergola, ideal for entertaining or relaxing outdoors.

This home has it all - move in and enjoy the modern conveniences and stylish finishes that have been carefully integrated throughout!

Check me out:

Torrens Title home on a generous 595 sqm\* corner allotment

Five spacious bedrooms with plush carpets

Formal lounge room at entrance

Open-plan kitchen and meals area with split-system air-conditioning

Sleek kitchen with two-toned modern cabinetry, island bench, and premium appliances, including a 900mm electric cooktop and brand-new dishwasher

Renovated bathrooms with floor-to-ceiling tiling, frameless walk-in showers, and large vanities

Stylish laundry with matching finishes, second shower, and toilet, plus an additional third separate toilet

Glass sliding doors connecting indoor living to an outdoor entertaining area

Large verandah overlooking a generous stretch of lawn perfect for entertaining

Ceiling fans throughout

Single carport with roller door

Outdoor garden sheds

Specifications:

CT // 5430/584

Built // 1976

Land // 595 sqm\*

Home // 270 sqm\*

Council // City of Salisbury

Nearby Schools // Paralowie School, Salisbury North Primary School, Salisbury High School

On behalf of Eclipse Real Estate Group, we try our absolute best to obtain the correct information for this advertisement.

The accuracy of this information cannot be guaranteed and all interested parties should view the property and seek independent advice if they wish to proceed.

Gabe Titmarsh - 0412 900 907

gabet@eclipse\*\*\*

RLA 277 085