

78 Tracey Avenue, Paralowie, SA, 5108



House For Sale

Wednesday, 18 December 2024

78 Tracey Avenue, Paralowie, SA, 5108

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Type: House



Sam Doman

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Quiet and Private Living

Last open for the year this Tuesday the 16th of December at 5:30 to 6:00pm. All offers due by Wednesday morning at 9:00am if you want it done by the new year!!

Welcome to quiet and comfortable living at 78 Tracey Avenue, Paralowie. Privately located at the end of a cul-de-sac, this home is perfect for new families, downsizers and investors. Designed for modern living all 4 bedrooms are conveniently located at the front of the home. The master suite includes a generous walk-in robe and ensuite for added privacy. The second bedroom features a built-in robe and a large sliding door with external access, perfect for a home office, guest suite or private retreat.

At the rear of the house you'll find a light filled, open-plan living area, with spacious kitchen, gas cooking, new dishwasher and plenty of storage. The dining and living area with large glass sliding door, flows to a private outdoor area, perfect for family gatherings. The garden with its stunning arbor draped with ornamental vines creates a picturesque retreat for your morning coffee. Low maintenance yet perfect for entertaining or relaxing with the addition of a veggie patch.

You'll stay comfortable all year-round with a ducted reverse cycle air conditioning with vents in every main room. Combined with the 6.6kw solar system, staying comfortable won't cost you an arm and a leg.

With all the work already done, you can focus on what matters most, enjoying life with loved ones in your new home.

This house is well-situated close to everything you need. Within walking distance, you will find new public playgrounds, dog parks and shopping complexes. Lastly, just 3kms away you'll find Hollywood Plaza.

Main Features

- 4 Large Bedrooms
- Main bedroom with ensuite and walk in robe
- Built-in-robos in 2 bedrooms
- Ducted reverse cycle air-conditioning throughout
- 6.6kw solar system
- Low maintenance, inside and out
- Estimated rental income of \$630-\$680PW

DISCLAIMER: We have in preparing this document using our best endeavours to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.

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