

**12 Brazil Dr, Paralowie, SA 5108****Under Contract**House  **Neat as a pin and ready to move in!**

You'll fall in love with this beautifully presented 3 bedroom family home, perfectly positioned on a generous 602sqm (approx.) allotment and thoughtfully updated for modern living. From the moment you step inside you'll love the warm ambience, open plan design and inviting spaces designed for year-round comfort.

A main attraction of the home is the abundance of undercover outdoor entertaining which includes the American-style screened-in porch, an ideal spot to unwind and entertain.

Thought and detail deliver a home that delivers exceptional practicality without compromising on lifestyle!

**Features Include:**

- \* Three bedrooms, master with split system A/C, walk in wardrobe with direct access to 2-way bathroom
- \* Bedroom 2 and 3 both with built in wardrobes, bedroom 2 with ceiling fan
- \* Updated 2-way bathroom with his/hers sink, floor to ceiling tiles, separate toilet
- \* Open plan family and meals
- \* Kitchen with dishwasher, gas cooktop, cupboard pantry and breakfast bar
- \* Ducted evaporative cooling, living room with wood heater and split system A/C
- \* Outdoor hand-crafted American style screened in porch with barn doors
- \* Large pitch roof pergola entertaining space
- \* Multiple sheds, insulated shed with storage cupboards
- \* Paved rear garden with pond and veggie house
- \* Pitched double carport with auto roller doors and drive through access
- \* 6.65kw Solar panel system saving you on electricity bills
- \* Automatic roller shutters on every window, bathroom with manual shutter

Perfectly positioned for lifestyle and convenience, this home places nature, schooling and daily essentials right at your doorstep. Commuting is also a breeze, with the Northern Connector just around the corner, offering quick and easy access to the city or northern suburbs.

Enquire today!

**Listed By**

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**Open for Inspection**

By Appointment.

