

**12 The Bvd, Parafield Gardens, SA 5107****Sold - 13/12/2022**House 3  2  1 

## The Dream!

With stunning street appeal and a spacious layout, this beautiful home will create lasting memories. This home offers the best of a modern lifestyle in the ideal location.

As you enter the home you will notice the big driveway, with a garage creating plenty of storage for all your prized possessions. Once you enter the home, you are greeted with the massive lounge room perfectly set up for family time.

There are three bedrooms with the master bedroom offering a walk-in robe and an ensuite. The other two bedrooms are serviced by the main sparkling bathroom and the second bedroom has a built-in robe for storage convenience.

The kitchen has a spectacular large sized floating island bench, gas cooking, plenty of cupboard space and a pantry. This sets up the perfect open plan living area, ideal for entertaining and creating plenty of space for the family.

Outside features a lovely outdoor entertainment area, accompanied with a verandah and a beautiful low maintenance garden. Your own slice of paradise to entertain your guests.

Features you will love:

- Ducted heating and cooling
- Spectacular down lights throughout the home
- Garage with roller door
- Garden shed

Currently tenanted till March 2023 at \$361, current rental appraisal is set at \$460 - \$490 per week.

Enjoy a wonderful lifestyle at 12 The Boulevard, Parafield Gardens, close proximity to parks, reserves, recreational facilities, a quick 5-minutes from Hollywood Plaza or 10-minutes to Parabanks Shopping Centre for all your shopping and amenities needs, as well as close to a variety of private and public schools. You are moments from the Port Wakefield Expressway giving you a 25min access into the Adelaide CBD.

### Listed By

Wolf Voss

Phone: (08) 8255 9555

Mobile: 0419 819 260

### Open for Inspection

By Appointment.



Floorplan



12 THE BOULEVARD, PARAFIELD GARDENS

|          |             |
|----------|-------------|
| INTERNAL | - 143.6 SQM |
| EXTERNAL | - 57.5 SQM  |
| TOTAL    | - 201.1 SQM |

Please Note: Every care has been taken to verify the correctness of the areas and details used in this leaflet. No warranty or representation is given or made as to the correctness of the information supplied and neither the owners, illustrator nor the Agent accept responsibility for errors or omissions. The sketch is for illustration purposes only and intending purchasers should satisfy themselves independently regarding sizes, layout and location of the property. Please check with local council that all structures are approved by council.

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