



13 Blyth Avenue, Parafield Gardens

Bring Your Vision To Life




Auction Location: 13 Blyth Avenue, Parafield Gardens SA 5107

Located in the thriving and ever-growing suburb of Parafield Gardens, this home presents an exciting opportunity for renovators, investors or those looking to build their dream home (subject to council consent).

Positioned on a generous 720sqm (approx.) easement-free allotment with an impressive 20.1m (approx.) frontage, this is prime real estate with endless potential. Whether you're looking to modernise the existing home or start fresh, this is your chance to bring your vision to life in a high-demand location!

Solidly built and spacious throughout, the home offers three generously sized bedrooms. The master bedroom and bedroom three are fitted with roller shutters for added comfort and security, while bedroom two also includes a private retreat - perfect for teens or guests. Bedroom two features a ceiling fan and an additional retreat space.

The light-filled lounge includes newly installed gas heating and the home is serviced by gas cooking, gas hot water and an updated bathroom, making it comfortable and functional for the modern family.

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FOR SALE

Auction - Saturday, August 23rd at 1:30pm on-site

AGENTS

Donna Staines
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AGENCY

LJ Hooker Property Specialists
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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Key Features:

- Three spacious bedrooms
- Master and bedroom three with built in robes and roller shutters
- Bedroom two with ceiling fan and private retreat
- Newly installed gas heating in lounge
- Gas cooking and gas hot water
- Updated bathroom
- Garden shed
- 720sqm approx. block with 20.1m frontage (approx.)
- Easement-free land

Step outside to discover a spacious rumpus room, complete with its own heating and cooling for year-round comfort. Adjacent to this versatile area is a separate storeroom or workshop, perfect for hobbies, storage or creative pursuits. Whether you're looking for a teenager's retreat, a dedicated workspace or an additional living zone, this flexible space offers endless possibilities to suit your lifestyle needs!

Don't miss this opportunity!

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 208516

MORE DETAILS

Property ID	2C5SGJU
Property Type	House
House Size	122 m2
Land Area	720 m2

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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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