



30 Mendez Street, **Paralowie**

3 1 1

Neat, Comfortable, and Affordable

Welcome to 30 Mendez Street, Paralowie.

Situated on a block of approximately 570m<sup>2</sup> in the popular suburb of Paralowie, this neat three bedroom home presents the perfect opportunity for those looking to get out of the renting cycle and purchase their first home or to downsize their current residence.

The home features an L-shaped lounge/meals area adjoining the kitchen with gas cooking and a walk-in pantry. The main bedroom is at the front of the home and includes a built-in robe. The bathroom features both a bath and shower and there is a separate family area with a breakfast bar along the kitchen bench. Additional features include ducted evaporative cooling and a gas heater in the lounge room.

The backyard presents the perfect canvas for those who enjoy entertaining with a spacious undercover concreted area which connects to the carport under the main roof. Alongside the carport is space to allow for an extra driveway to be installed, ideal for the boat or caravan. The yard is also spacious with the traditional hills hoist washing line and two small garden sheds. All this does not jeopardise on lawn space with there being enough room for a swing set or trampoline for the kids.

The property is located 550m from both Settlers Farm R-7 Campus and Kindergarten, a short drive from Temple Christian College and 10 minutes to Paralowie R-12 School. It is also located close to Paralowie Village Shopping Centre and a short drive to Springbank Plaza Shopping Centre for all your local shopping needs.

Come along for an inspection and imagine your future here on Mendez Street.

570 sqm

**\$259,000 - \$269,000**

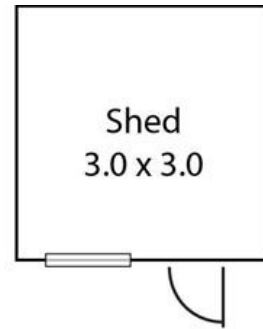
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**Michael Janda**  
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Living:	88.10 sqm
Shed:	11.56 sqm
U/C Ent:	34.84 sqm
Carport:	17.98 sqm
<b>Total:</b>	<b>152.48 sqm</b>

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

