



## 40 Tracey Avenue, Paralowie

Re-released due to contract failure

Situated in the popular suburb of Paralowie on a block of approximately 576m<sup>2</sup>, this neat four bedroom home is the perfect opportunity for a growing family. Built in 1990 and much loved ever since, it is time for the next family to take over this home.

Upon entry, guests are welcomed into an entry hall connecting to the spacious lounge with a combustion heater and a bay window over looking the front yard. The kitchen is solid timber with gas cooking appliances connecting into the spacious family room. At the front of the home is the main bedroom with walk-in robe and ensuite, also with a bay window. The remaining three bedrooms are spacious and feature built-in robes.

Out the back is a spacious undercover entertaining area with plenty of space to hold all those special events. Car accommodation is catered for with a garage under the main roof with drive through access to the backyard. Additionally, a pitched roof carport out the front adds extra car parking or space for a boat or caravan.

Extra features that the property include are a 3kw solar system with 15 panels keeping your power bills down in summer and also ducted evaporative cooling and ducted gas heating to keep you comfortable all year around.

The property is conveniently located a short walk from the nearest bus routes and under five minute drive to Whites Road Shops and Paralowie Village Shopping Centre. Additionally, schools are catered for with both Paralowie R-12 and Bethany Christian School being approximately five minutes away.

This property should definitely be on your inspection list!

4  2  3 

 576 sqm

**\$349,000 - \$359,000**

ID# 11806100259



**Michael Janda**  
0417 856 970



**Nathan Janda**  
0411 150 489

