



12 Orlyk Street, PARA HILLS WEST, SA 5096

Endless Potential on a Generous Allotment

Positioned on a substantial 750m² (approx.) allotment with an impressive 22m frontage, this brick veneer home presents an outstanding opportunity for families, investors or developers seeking future potential (STPC).

Inside, the home offers flexible living with three well-proportioned bedrooms and study, easily adaptable as a fourth bedroom. The spacious main living area flows seamlessly from the large lounge-complete with a cosy slow combustion fireplace-through to the dining area and into a modern, centrally located kitchen.

Along the hallway, the three generous bedrooms are located alongside a study, laundry and main bathroom with separate toilet. Comfort and efficiency are well covered with ducted reverse cycle air conditioning, a solar system and the recent addition of five batteries-maximising energy savings and long-term value.

Outdoors, the property continues to impress. A lined 6m x 5.3m shed with built-in bar offers the ultimate games room or retreat, complemented by an adjoining storage space. A separate 6m x 4.5m workshop, additional garden shed and multiple sheltered zones provide versatility for hobbies, storage or entertaining. Secure undercover parking for two vehicles is available behind the two roller doors.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P194251

SALE DETAILS

\$790,000 - \$850,000

CONTACT DETAILS

Barossa
127 Murray Street
Tanunda, SA
(08) 8562 2883
RLA: 62833

David Kanizay
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The expansive backyard offers ample space for families to enjoy, with room for gardens, a vegetable patch or outdoor entertaining areas. A property packed with potential in a convenient location.

Disclaimer:

We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. Elders Real Estate RLA62833

- Land Area 750.00 square metres
- Building Area: 138.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double carport





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PARA HILLS WEST



Living:	119.525Q.M
Carport:	71.825Q.M
Verandah:	31.205Q.M
Rumpus/Storage:	43.805Q.M
Shed/Shaded:	69.695Q.M
TOTAL:	336.035Q.M

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