



## *Lot 10 The Boulevard, Parafield Gardens*

Only 20mins from Adelaide's CBD and close to great facilities, this is an outstanding opportunity to own on of South Australia's best display homes.

**Price:** \$455,000  
**Lease:** 1 year plus 3 x 1 year extensions  
**Rental:** 7% of purchase price (\$31,850 per annum based on \$455,000)  
**Furniture:** Includes furniture at no charge  
**Land area:** 518sqm

Set and forget: Statesman is responsible for garden maintenance, gas, electricity and water usage as well as all maintenance during the lease (refer to lease for details).

There's plenty to get excited about in this outstanding family home. Immerse yourself in luxury with impressive formal zones and a palatial master bedroom featuring designer columns. A perfect three bedroom, 2 study, 2 bathroom family home with plenty of room to spread out. Need space to work? You won't need to share a study with your children again. The enormous openplan family/meals area also includes a home theatre and is flanked by a spacious kitchen which is an entertainer's dream.

*Don't delay - this opportunity won't last!*



Living Area: 179.50 sqm  
 Porch: 2.10 sqm  
 Garage: 36.23 sqm  
 Total: 217.83 sqm (23.39 squares)  
 Width: 14.86m (inc. double garage)  
 Depth: 16.44m



- FAMILY
- 2 bathrooms
- 3 bedrooms
- 2 car garage
- 3 living
- 2 studies

**23.39  
Squares**



Need space to work? You won't need to share a study with your children again - parents have their own area off a palatial master bedroom suite while children can study at the rear.



Note: there may be slight differences between the floorplan shown above and the actual home