

1 Currawong Street, Burton, SA 5110



Sold House

Tuesday, 19 December 2023

1 Currawong Street, Burton, SA 5110

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 317 m2

Type: House



Mike Lao

0882811234



Brendon Ly

0447888444

\$547,000

*For an in-depth look at this home, please click on the 3D tour for a virtual walk-through or copy and paste this link into your browser*Virtual Tour Link: <https://my.matterport.com/show/?m=g3hvWQxwGxD>To submit an offer, please copy and paste this link into your browser: [https://www.edgerealty.com.au/buying/make-an-offer/Mike Lao, Brendon Ly and Edge Realty RLA256385](https://www.edgerealty.com.au/buying/make-an-offer/Mike%20Lao,%20Brendon%20Ly%20and%20Edge%20Realty%20RLA256385) are proud to present to the market your family-friendly oasis just a short walk from schools, parks and shops. This contemporary home is the perfect haven for first home buyers, investors, and families alike standing proud on a low-maintenance corner block, perfectly positioned only moments from all the must-have amenities you could ever wish for. The single-storey layout is as bright and inviting as it is functional with a central hallway drawing you through to the open plan living area set at the rear for everyone to enjoy. The combined family and meals area is spacious and light filled, boasting batten lighting, easy-care timber flooring and a Panasonic split system air-conditioning unit. Take the hassle out of preparing family dinners with this sleek cook's kitchen. A suite of stainless steel appliances will impress plus there's a breakfast bar, a built-in pantry, overhead cupboards and a tiled backsplash. From here, you can overlook the family/meals area or move outside to the fenced and private backyard with a paved patio for dining alfresco. All three bedrooms are spacious and feature built-in robes to ensure enough storage space for the whole family. The master also offers an en-suite with a vanity, shower and toilet. The main bathroom has a bath, shower and a separate toilet for added convenience. Completing your new home's floorplan is a laundry and a single garage with a panel lift roller door and internal access. Fantastic property features include:- Alarm system and security doors- Reverse cycle split-system air-conditioning in the open plan living- Built-in robes in all bedrooms- Garage under the main roof with panel lift roller door and internal access- Instant gas hot water A leisurely stroll from your new home will take you to the picturesque Kaurna Park Wetlands, Lake Windemere and the popular Springbank Plaza Shopping Centre. For families, the Lake Windemere School is nearby and there are local parks and playgrounds to explore. A quick 30-minute drive (approx.) will have you in the heart of the CBD making this a prized locale for those who commute for work. Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect! Year Built / 2009 (approx) Land Size / 317sqm (approx) Frontage / 14m (approx) Zoning / GN-General Neighbourhood Local Council / City of Salisbury Council Rates / \$1,382 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$112.7 pa (approx) Estimated Rental / \$480-\$520pw Title / Torrens Title 6004/177 Easement(s) / Nil Encumbrance(s) / To Pioneer Homes - Refer to title Internal Living / 105sqm (approx) Total Building / 122sqm (approx) Construction / Brick Veneer Gas / Connected Sewerage / Mains For additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/ILn5AM> Edge Realty RLA256385 are working directly with the current government requirements associated with Open Inspections, Auctions and preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing is recommended and all attendees will be required to check-in. Disclaimer: We have obtained all information in this document from sources we believe to be reliable; However we cannot guarantee its accuracy and no warranty or representation is given or made as to the correctness of information supplied and neither the Vendors or their Agent can accept responsibility for error or omissions. Prospective Purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the Contract of Sale.