

10/16-20 Hazel Road, Salisbury East, SA 5109



Sold House

Saturday, 17 February 2024

10/16-20 Hazel Road, Salisbury East, SA 5109

Bedrooms: 3

Bathrooms: 1

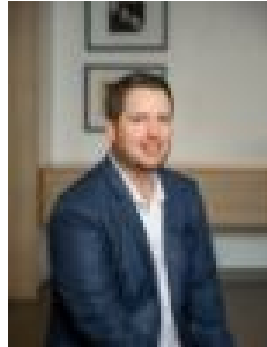
Parkings: 2

Area: 341 m2

Type: House



Dave Stockbridge
0413089910



Steve Spurling
0421571682

Contact agent

Whether starting up, slowing down or starting over, this home is the ideal balance for so many people and for so many reasons... Nestled away from the hustle and bustle this home is securely set amongst an attractive collection of homes in one of the north's most highly popular locations. Merely minutes up the hill Golden Grove, Tea Tree Plaza and all of the conveniences of the North East await whilst moments in the other direction you will find the best that the North has to offer. Just 17 kilometres from Adelaides CBD this property is a short walk from excellent schools, convenience shopping and acres of sport fields are all but a short stroll away. Inspired by yesteryear the sandstone feature work and bay window exude a timeless elegance in what is a thoroughly modern residence. Perfectly practical, this home boasts a double garage under the main roof, low maintenance and an impressive outdoor entertaining area so making this a home you will be proud to call your own. 3 bedrooms means this home will suit most with the exception of larger families but is also a downsize without the compromise for empty nesters. Additional storage is always valued and this home offers built in robes to the master and second bedroom and the double garage boasts floor to ceiling cupboards. Regardless of the time of year, you will be nicely ensconced in the comfort of your own home with ducted reverse cycle air conditioning offering respite from even the harshest of conditions outside whatever the season. Floating floors flow from the front door to the rear glass sliding door the home enjoys an abundance of natural light afforded by the thoughtful placement of skylights in the kitchen and impressively renovated laundry. Classic clean tones amplify the light and reveal ample cupboard and bench space in the kitchen. Resplendent in style to make you smile, this kitchen is perfect whether you are preparing mundane mid week meals or entertaining with those you love the most on the weekend. Entertaining is a breeze all year round with the gabled rear veranda that spans the rear elevation creating an outdoor oasis. Semi enclosed and featuring integrated lighting and a dedicated outdoor ceiling fan you will enjoy the space almost all year round. An easy care modern residence offering size to surprise, features to please and in a location you are sure to adore this property offers the ideal balance between lifestyle and affordability. The vendors lived here and lived this home and their neighbours. Some further notes from the Vendor-- 2021 dishwasher purchased and installed (goes to buyer with house)- 2019 part of the house rewired/added as part of renovation and to improve efficiency and smoke detectors run in series (current building regulations standard)- 2019 kitchen and laundry, toilet, bathroom renovation including repainting whole house 1/4 hogbristle- 2019 new gas top and oven (pyrolytic self cleaning), new range hood with outside exhaust (on roof)- laundry fully plumbed for trough (but we wanted bench space)- 2019 fans installed (DC living and pergola areas)- 2015 back pergola and blinds installed- 2010 aircon upgraded, can reach 18 deg on 43 deg day, very powerful- 2010 solar panels installed - 2010 living room and garage cabinets installed - 2009 floating floors installed- 2009 Oscilot installed- we bought the house from the plans, moved in 15/10/05- folder with all building plans available- 2 large stormwater plate easements in garden areas (backyard to left of lemon tree, front yard next to bedroom and boundary fence)- history, Alexum Place planned expansion (hence industrial stormwater pipes), ran out of money and sold off the land to a developer - we have never flooded.- community title fees under \$300 p/a, large balance accrued for anticipated major works like road resurfacing, etc. Committee made up of owner-residents**DISCLAIMER** Although the Agent has endeavoured to ensure the accuracy of the information contained within the marketing material we remind prospective purchasers to carry out their own due diligence and to not rely upon the information in this description. This description does not warrant that all features, improvements or appliances are in working order or have necessary approvals and the Agent advises all parties interested in the home to undertake their own investigations prior to purchase.**PRICING**For the most part of the last 26 years I have been releasing properties to the market without a price. I do so just for the first open inspection and then we set a price with the Vendor/s in consideration of the feedback derived from the first open. I understand that may frustrate some buyers but the frustration will be rewarded with a price range set that is an accurate reflection of market value balanced by the Vendor/s expectation. It is also frustrating for a vendor to be on the market for weeks longer than necessary because they have over priced their property. Or if they choose to price the home in excess of feedback levels they can do so knowingly and factor that into their timeframe. I will release a price by way of SMS to all buyers who attend the first open and upload a price as soon as practicably thereafter. Thank you and should you have any further questions about my rationale in marketing properties successful in this manner for over 1600 sales please feel free to call me directly anytime. CT: 5931/128 Land Size: 341m² House Size: 135m² Year Built: 2006 Zone: General Neighbourhood Council: City of Salisbury RLA 232366