

10 Casanor Crescent, Paralowie, SA 5108

House For Sale

Wednesday, 7 February 2024



10 Casanor Crescent, Paralowie, SA 5108

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 300 m2

Type: House



Mike Lao

0882811234



Brendon Ly

0447888444

Auction Sun 3rd March at 12:30pm onsite (USP)

*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=hPcXoDZWAhr>Auction: Sunday the 3rd of March at 12:30pm onsite (Unless Sold Prior)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 this easy-care abode perfectly crafted for downsizers, investors and first-time buyers alike. Low-maintenance tile floors flow throughout the main living space with a neutral colour scheme and plenty of natural light to ensure a bright and welcoming home. As you approach the property, you'll be greeted by lush gardens, set behind high fencing with a sliding gate, setting a welcoming tone for what lies beyond. Step inside, and you'll discover a thoughtfully designed floor plan that caters to easy-care modern living.The entryway leads you to the master bedroom and a functional 2-way bathroom, providing convenience and privacy. Moving further inside, the open plan family/meals area awaits, featuring a gas wall unit, LED down lights and double French doors that open out to the rear verandah, ideal for entertaining.Open plan kitchen beckons with its generous bench space, gas cooktop and oven, built-in pantry, and a breakfast bar that adds a touch of casual dining to this functional space. The property boasts three bedrooms, all adorned with comfortable carpet flooring, air-conditioning and the front two bedrooms with electric roller shutters. Outside, a single carport provides secure parking, and the garden shed offers additional storage for all your needs. Two covered entertaining areas await and with no rear gardens to maintain, you can spend your weekends enjoying a BBQ with friends or simply soaking up the peace and privacy of this property.Key features you are sure to love:- Ducted evaporative air-conditioning throughout- Bosch instant gas hot water system with water temperature controllers- Master bedroom with 2 way en-suite access to the family bathroom- Roller shutters to front two bedrooms- Verandah and pergola for covered outdoor entertaining - Shed for storage convenienceIdeally located for a range of buyers, your new home is just minutes from a host of parks including General Drive Reserve, Settlers Park with a playground for the little ones and the beautiful Kurna Park Wetlands. A host of schools are within easy reach including both Settlers Farm Campus R-7 and the Settlers Farm Kindergarten. It is just a 3-minute drive to the Paralowie Village Shopping Centre with your local supermarket and 30 minutes into the heart of the Adelaide CBD.Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect!Year Built / 1993 (approx)Land Size / 300sqm (approx)Frontage / 10m (approx)Zoning / GN-General NeighbourhoodLocal Council / City of Salisbury Council Rates / \$1,315.83 pa (approx)Water Rates (excluding Usage) / \$614.80 pa (approx)Es Levy / \$109.70 pa (approx)Estimated Rental / \$470-\$510pwTitle / Torrens Title 5140/789Easement(s) / NilEncumbrance(s) / NilInternal Living / 94.5sqm (approx)Total Building / 161.8sqm (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/fJFIW>If this property is to be sold via Auction, the Vendors Statement (Form 1) may be inspected at the Edge Realty Office at 4/25 Wiltshire Street, Salisbury for 3 consecutive business days prior to the Auction and at the Auction for 30 minutes before it starts.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.