

**10 David Road, Para Vista, SA 5093**



**House For Sale**

Thursday, 9 November 2023

10 David Road, Para Vista, SA 5093

**Bedrooms: 5**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Chris Browne

**\$745,000 - \$770,000**

A brilliant investment property offering 5 bedrooms, large living areas, resort style outdoor undercover entertaining area overlooking an sparkling inground pool with a rent return of \$650 p.w. & leased until October 2024. Sited on a 610sqm allotment, this Circa built 1978 solid brick 5 Bedroom Home is set in an impressive enclave of quality property with close proximity to Shopping, Transport & Schooling & approx. 14kms from the CBD. The 'Long Term' owner of the property has ensured this all electric property is equipped to make living here both secure & comfortable in a family friendly environment. The separate entry leads to a formal lounge room and then through to the kitchen, meals and then into an expansive large entertaining/family room which overlooks the rear outdoor entertaining area. 3 of the 4 Bedrooms contain built-ins with the large office area currently converted to a 5th. Bedroom. Exciting Features of this Executive Property broadly comprise:

- Large Master Bedroom with Built-in Robes
- Built-ins to Bedrooms 2 & 3
- Modern main Bathroom with separate bath, shower & vanity with separate toilet
- Reverse Cycle Ducted heating & cooling system throughout
- Good quality flooring & window treatments
- A formal Lounge plus a generous Family / Entertaining Room ( 6.1 x 7.2m) with views to the rear yard
- A Superb gable roofed undercover outdoor entertaining area with access to the brilliant inground saltwater pool
- Selected auto rollershutters & Security System
- German brand, Solar Electricity System comprising 32 Panels & 3 Inverters
- Reticulation to the front garden
- Double length carparking for 2 cars
- Toolshed & Poolshed
- Situated amongst other high quality homes in an attractive enclave in this sought after area
- Close proximity to Transport, Schooling, Shopping, Restaurants, Medical facilities & approximately 14 kms back to the CBD

This spacious home represents brilliant value for money & sure to please a discerning Buyer & accordingly we encourage your prompt inquiry to avoid disappointment. \*Denotes Approximately\*\*\*Property Outgoings & Particulars\*\*\*Council: City of Salisbury Title: Torrens Title Zoned: GN - General Neighbourhood \\Allotment Size: 610sqm\*Improved Area: 182sqm\*Year Built: 1978 Council Rates \$ESL: \$150.00 p.a.\*Water & Sewer Charge: \$175.00 p.q.\*Wondering what your property is worth? Call Chris Browne 0401 488 991 for a FREE confidential no obligation market appraisal. With 30 years of Industry Experience, a 98% success rate and 100's of delighted clients across Adelaide, we would love to help you achieve your property's full potential & save you thousands in the process. Call us today! Lic. Agent 289652