

11 Cawarra Crescent, Paralowie, SA 5108



Sold House

Tuesday, 16 January 2024

11 Cawarra Crescent, Paralowie, SA 5108

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 650 m2

Type: House



Mike Lao

0882811234



Brendon Ly

0447888444

\$561,000

*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=AZpJcYzMrRH>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 charming 3-bedroom home, neatly positioned on tree-lined Cawarra Crescent with approx 650sqm of well-maintained land set to catch the eye of a wide range of savvy home hunters, including astute investors or families looking to occupy. Arriving at the address and passing through the front gate, you'll be greeted by low-maintenance landscaping and a neat and tidy façade. Once you've parked your car in the carport, you can step inside to discover all that this easy-care home has to offer. Inside you'll find a functional and welcoming layout with neutral colour tones and the perfect amount of natural light filtering throughout. The spacious, open-plan lounge and dining area sits at the front of the home and offers real room to stretch out, relax and unwind and connects to the galley shaped kitchen. The home chef will be well-equipped in the kitchen with a 900mm gas cooktop and rangehood, sweeping benchtops, ample storage with overhead and underbench storage and plenty of scope to transform this space into your culinary haven. All three bedrooms are set off the main hallway and to service them is the laundry with external access and the central bathroom with a step in shower, soaking tub and a separate toilet. Outside, you are treated to a expansive verandah, offering a natural outdoor extension of the living space and the perfect spot for alfresco dining, get togethers, or simply for quiet relaxation. Beyond the verandah, the fully-fenced garden has space to move and play and present an unmissable opportunity for the green thumb with established grape, fig, plum, apricot and orange trees to enjoy. There is a garage shed with concrete flooring, lights and power offering additional space for storing tools and equipment or work on your next home project. Key features you'll love about this home: - Excellently-sized 650sqm approx fully fenced block - Reverse cycle air-conditioning in the open plan living - Ceiling fans in two bedrooms - Verandah spanning the full width of the home - Landscaped gardens with grape, fig, plum, apricot and orange trees and a bbq pit - Rainwater tank for the eco conscious - Single carport with drive through access to a separate garage This must-see home is set along a quiet street and is only moments from local transport links, Yalumba Drive Reserve and Paralowie Kindergarten. The kids can ride their bikes to Paralowie R-12 School, Salisbury North R-7, Bethany Christian School and Temple Christian College. For absolute convenience, you will live in between both the Paralowie Village Shopping Centre and the bustling Parabanks Shopping Centre and it's approximately 30 minutes to the Adelaide CBD. Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect! Year Built / 1977 (approx) Land Size / 650sqm (approx - sourced from Land Services SA) Frontage / 29m (approx) Zoning / GN-General Neighbourhood Local Council / City of Salisbury Council Rates / \$1,282.52 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$108.20 pa (approx) Estimated Rental / \$540-\$590pw Title / Torrens Title 5371/121 Easement(s) / Nil Encumbrance(s) / Nil Internal Living / 88.3sqm (approx) Total Building / 202.5sqm (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/Y3pQzplf> 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. 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