

11 Leirim Street, Salisbury Downs, SA 5108



Sold House

Thursday, 26 October 2023

11 Leirim Street, Salisbury Downs, SA 5108

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 770 m2

Type: House



Mike Lao

0882811234



Tyson Bennett

0437161997

\$661,000

*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=t51z29zhjBWAuction>: Sunday the 12th of November 2023 onsite at 1:00pm (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, Tyson Bennett and Edge Realty RLA256385](https://www.edgerealty.com.au/buying/make-an-offer/Mike%20Lao,%20Tyson%20Bennett%20and%20Edge%20Realty%20RLA256385) are proud to present to the market this delightful three-bedroom family abode where peaceful living meets modern convenience. Nestled on an expansive 769.7sqm plot in a tranquil neighbourhood, this gem offers a breath of fresh air for a wide range of buyers and redefines the meaning of home.This solid brick single-storey home radiates timeless charm. Immerse yourself in the welcoming atmosphere as you step inside, greeted by the warmth of a recently carpeted formal lounge, perfect for family movie nights. Automatic roller shutters provide both privacy, security and an ideal setting for a cosy retreat, while ducted evaporative air-conditioning ensures the home is comfortable year-round.From here you can move through to the inviting kitchen and meals area where the home chef can create memorable meals and gather with loved ones. Equipped with quality appliances, including a Chef freestanding gas cooktop and oven, retractable rangehood, and plenty of storage within the profile cabinetry.Tucked away in their own wing of the home, the three spacious bedrooms offer peaceful retreats for rest and relaxation. The central bathroom features a step-in shower, a relaxing bathtub, and a stylish vanity. An additional separate toilet, just off the laundry, adds convenience to your busy family life.Step outside to find the semi-enclosed verandah with lights and concrete flooring, perfect to host friends and family. Children and pets can play safely in the fully fenced yard which is surrounded by garden beds and lush lawns. You are also treated to fruit trees, palms, a chicken house, a shade house plus a garden shed with concrete flooring for all your storage needs.Extra features you are sure to love:• Braemar ducted evaporative air-conditioning throughout with a MagIQ touch controller• Daikin reverse cycle split-system air-conditioning unit in the meals• Security cameras, roller shutters and privacy screen security doors for peace of mind• 769.7sqm easement free block• Rainwater tank• Freshly painted interior walls• New plush carpets in the lounge and bedroomsThis prized location places you just moments from everything you could ever need or want. Salisbury Downs Primary School and Thomas More College are both within easy reach, along with Salisbury West Oval which is just around the corner. You are only minutes from Parafield train station and a host of local shops, while a short drive will take you to the Parabanks Shopping Centre with a range of major retailers, services and amenities on hand.Call Mike Lao on 0410 390 250 or Tyson Bennett on 0437 161 997 to inspect!Year Built / 1964 (approx)Land Size / 769.7sqm (approx) Frontage / 18.89m (approx)Zoning / GN-General NeighbourhoodLocal Council / City of SalisburyCouncil Rates / \$1,315.83 pa(approx)Water Rates (excluding Usage) / \$614.80 pa (approx)Es Levy / \$109.70 pa (approx)Estimated Rental / \$450 - \$490 pwTitle / Torrens Title 5634/927Easement(s) / NilEncumbrance(s)/ NilInternal Living / 92.7sqm (approx)Total Building / 196.1sqm (approx)Construction / Solid Brick Gas / ConnectedSewerage / MainsRelocatingFor additional property information such as the Certificate Title, please copy and paste this link into your browser: [https://vltre.co/sJJuBAEdge Realty RLA256385](https://vltre.co/sJJuBAEdge%20Realty%20RLA256385) 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.