

12 Thames Crescent, Salisbury East, SA 5109

House For Sale

Tuesday, 26 March 2024



12 Thames Crescent, Salisbury East, SA 5109

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 610 m2

Type: House



Mike Lao

0882811234



Tyson Bennett

0437161997

Best Offers by 9am 10th April 2024 (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=H4PrEqMWXqo>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 and updated three bedroom home that is ready for you to move in and make your own. Situated on a generous 610sqm block and boasting three bedrooms plus multiple living spaces for the family to spread out in, this property offers the perfect blend of comfort and convenience for families, first home buyers, and investors alike. Just off the entry, you'll find the spacious front lounge with air-conditioning for year-round comfort, electric roller shutters for added security, and comfortable carpet flooring underfoot. From here, you can step directly into the open-plan kitchen and meals area through the bi-fold doors, which grant the home chef with the option of privacy or being involved in family activities. Cooking is a breeze in the well-equipped kitchen which features a built-in pantry, gas cooktop, electric oven, dishwasher, breakfast bar and laminate cabinetry with overhead cupboards offering plenty of storage space. Transition seamlessly into the light-filled family room, complete with ducted air-conditioning, dimmable lighting, and access to the backyard through a glass sliding door - a perfect space for relaxation or indoor entertaining. This room is also connected to the double garage with an automatic roller door as well as built-in benches and shelves, providing additional storage options and secure off-street parking for the whole family. In the left wing of the home are three bedrooms, all with built-in robes, roller shutters, ducted air-conditioning and carpet flooring, promising a peaceful retreat. To service them is a central bathroom with floor to ceiling tiles, a shower, double vanity, and separate toilet. Step outside to discover an expansive backyard with a gabled pitched roof verandah, perfect for alfresco dining or entertaining guests. Additional features include two sheds for ample storage and a fully fenced yard for the kids and pets to play safely on the easy-care lawn. Key features you'll love about this home: • 610sqm approx block with no easements • 5kW solar system with 18 panels • Ducted evaporative air conditioning system throughout • 5,000L rainwater tank • Double width garage with an automatic roller door, bench and cabinets • Ample off street parking on the driveway for an additional four cars • Roller shutters and security doors • Rinnai instant gas hot water system • Fridge plumbing provisions • NBN ready The home offers easy access to essential amenities as it is situated in close proximity to Tyndale Christian School and Salisbury East High School as well as picturesque reserves including the Norwich Road Reserve. To top it off, this wonderful abode is a mere 5-minute drive away from Saints Shopping Centre and 40 minutes from the Adelaide CBD, offering the optimal balance of suburban living. Call Mike Lao on 0410 390 250 or Tyson Bennett on 0437 161 997 to inspect! Year Built / 1971 (approx) Land Size / 610sqm (approx - sourced from Land Services SA) Frontage / 21.33m (approx) Zoning / GN - General Neighbourhood Local Council / City of Salisbury Council Rates / \$1,299.17 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$108.95 pa (approx) Estimated Rental / \$570-\$620pw Title / Torrens Title 5590/694 Easement(s) / Nil Encumbrance(s) / Nil Internal Living / 130.3sqm (approx) Total Building / 249.7sqm (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/S8a9D6> 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. Want to find out where your property sits within the market? Receive a free online appraisal of your property delivered to your inbox by entering your details here: [https://www.edgerealty.com.au/Edge Realty RLA256385](https://www.edgerealty.com.au/Edge%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.