

13 Caruso Crescent, Brahma Lodge, SA 5109

House For Sale

Tuesday, 13 February 2024



13 Caruso Crescent, Brahma Lodge, SA 5109

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 603 m2

Type: House



Mike Lao

0882811234



Brendon Ly

0447888444

\$529,000 - \$579,000

*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=vn2KTHH5Dpx>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 generous 3-bedroom property where a sought-after setting, sublime style and superior space all come together in one neat package to create a home you'll be proud to call your own. The layout has been designed for those in need of room to move and play with a spacious living area, great outdoor entertaining zone, and double length carport with rear access to a separate garage/workshop ensuring plenty of room to store your vehicles and more! Step inside and be greeted by the light-filled lounge and dining room with ducted air-conditioning, a ceiling fan, gas heater and hybrid floating flooring that flows throughout the rest of the home. Move into the well equipped kitchen where you will find a Westinghouse freestanding gas oven and cooktop, rangehood, a built-in pantry and overhead cupboards providing an abundance of storage space. All three bedrooms are generous in size. Two feature built-in robes and ceiling fans while bedroom 2 has convenient access to the rear verandah through the sliding doors. Servicing them is the central bathroom with a single shower, vanity, and toilet plus there is a second toilet to accommodate busy households. Completing the internal floorplan is the laundry with linen storage and external access. The living space extends to the outdoors thanks to an all weather verandah with concrete flooring where you can dine alfresco with guests, cook on your barbeque or savour the day with your morning coffee. The kids can explore the fully fenced back yard with an apple tree and two sheds. Key features you'll love about this home: • Ducted evaporative air-conditioning throughout • Split-system air-conditioning in the dining • Double length carport and separate garage for secure vehicle storage • Two sheds for additional storage • Rainwater tank for the eco-conscious • Established apple tree • Freshly painted interior and new hybrid flooring installed Convenience is assured within this peaceful pocket of Brahma Lodge. Families will love living so close to the Brahma Lodge Primary School while bus stops and the picturesque Cockburn Green are also nearby. There are a host of shops within easy reach including the Parabanks Shopping Centre, you'll live just a seven-minute drive from the Lyell McEwin Hospital and approx thirty-minutes from the Adelaide CBD. Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect! Year Built / 1966 (approx) Land Size / 603.69sqm (approx) Frontage / 18.01m (approx) Zoning / GN-General Neighbourhood Local Council / City of Salisbury Council Rates / \$1,249.20 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$106.70 pa (approx) Estimated Rental / \$550-\$600pw Title / Torrens Title 5306/997 Easement(s) / Nil Encumbrance(s) / Nil Internal Living / 84.2sqm (approx) Total Building / 212.9sqm (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/B4IXZflf> 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.