

14 Combine Avenue, Salisbury North, SA 5108



Sold House

Tuesday, 9 April 2024

14 Combine Avenue, Salisbury North, SA 5108

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 445 m2

Type: House



Mike Lao

0882811234



Tyson Bennett

0437161997

\$466,000

*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=CHST5iC23ZX>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 charming 1963 maisonette home, brimming with character and boasting a range of modern conveniences. Step inside and discover a property that exudes warmth and welcomes you to a low-maintenance life of comfort and style. With its solid brick construction, 1.5kw solar system, roller shutters, security doors, and automatic sensor lights, this property offers peace of mind for families, first home buyers, and investors alike. The living area serves as the hub of this home, where you can relax and unwind in the cozy ambiance created by the ornamental fireplace and ceiling fan. Built-in cabinets add functionality while preserving the home's classic charm, making it the perfect space for family gatherings or quiet nights in. In the open-plan kitchen and meals area, you'll find a culinary haven equipped with a gas cooktop and oven, ample storage space including a convenient corner pantry, and laminate benchtops. Whether you're cooking up a storm or enjoying a casual meal with loved ones, this space is sure to impress. This home features three comfortable bedrooms, two of which are equipped with split-system air-conditioning units and two with ceiling fans. The master bedroom and bedroom 3 come complete with wardrobes. The bathroom boasts a combined shower over bath with a detachable shower head, while a separate toilet adds convenience for busy families. An updated laundry, complete with a linen cupboard, bench, and external access, provides practicality and ease of use. Step outside to discover a large verandah spanning the full width of the home, perfect for alfresco dining or simply enjoying the outdoors. The backyard offers plenty of space for children to play, along with a garden shed and rainwater tank. Key features you'll love about this home: - ? Solid brick construction - ? 1.5kW approx solar panel system - ? Split-system air-conditioning units in the meals and two bedrooms - ? Ceiling fans in the lounge and two bedrooms - ? Kitchen with gas cooking, corner pantry and ample bench space - ? Security doors, roller shutters and automatic sensor lights - ? Covered verandah for outdoor dining - ? Low-maintenance landscaped gardens If you've always craved a life of convenience, then it's hard to go past this centrally located property. You can walk to local shops and bus stops plus you're within easy reach of the Pines Grove Reserve, Adams Oval and Lake Windemere. Paralowie R-12 School is just a short walk or bike ride away and you're only minutes from Lake Windemere School. Call Mike Lao on 0410 390 250 or Tyson Bennett on 0437 161 997 to inspect! Year Built / 1963 (approx) Land Size / 445sqm (approx - sourced from Land Services SA) Frontage / 12.18m (approx) Zoning / GN-General Neighbourhood Local Council / City of Salisbury Council Rates / \$1,194.50 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$178 pa (approx) Estimated Rental / \$450-\$490pw Title / Torrens Title 5068/534 Easement(s) / Subject to party wall rights Encumbrance(s) / Nil Internal Living / 68.3sqm (approx) Total Building / 150.8sqm (approx) Construction / Solid Brick 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/HYLOtGI> 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: [www.edgerealty.com.au/Edge Realty RLA256385](http://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.