

# 14 Pira Avenue, Salisbury North, SA 5108



## House For Sale

Monday, 20 May 2024

14 Pira Avenue, Salisbury North, SA 5108

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 660 m2

Type: House



Mike Lao

0882811234



Brendon Ly

0447888444

## Auction Wed 5/06/24 6:15pm onsite (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=beWCXptpNiPA>Auction Wednesday the 5th of June 2024 onsite at 6:15pm (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, 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 spacious 4-bedroom property, situated on a generous 660sqm approx easement-free block, ready for its new owners to customise the space and make it their own. Whether you're a family seeking your forever home, a first home buyer, or an investor looking to capitalize on a promising location, this property caters to all, promising a lifestyle of absolute satisfaction.Step inside to find the spacious and light-filled lounge just off the entry, complete with electric roller shutters, sheer curtains, air-conditioning and vinyl flooring, promising year-round comfort and privacy for relaxation and entertainment. From here, you can step into the open-plan meals and kitchen area. The home chef is sure to be impressed with the high-quality suite of appliances including the Westinghouse ceramic hotplate cooktop, electric oven and dishwasher, as well as the ample storage space offered in the 2k painted profile cabinetry, pantry shelves and overhead cupboards. There is also a glass sliding door in the meals area offering a seamless transition to the outdoors, ideal for gatherings or family activities. The property comprises of four bedrooms, each with ceiling fans, carpet flooring, and curtains. The master bedroom enjoys added privacy with roller shutters, while bedrooms 2 and 3 have roller blinds. They are all serviced by a central bathroom with a shower, vanity, LED backlit mirror, bath, and separate toilet. Completing the internal layout is the large laundry room with convenient external access to the backyard.Outside, a covered verandah takes in views over the fully-fenced rear yard where the kids and pets can play safely, and acts as the perfect space for alfresco dining. There is also a large garage with built-in shelves to provide more secure car parking for the family, or cater to any additional storage needs.Key features you'll love about this home:•660sqm approx easement-free block•Kelvinator reverse-cycle air-conditioning in the lounge•Ceiling fans in all four bedrooms for year-round comfort•Security doors as well as a smart lock on the front door•Roller shutters for added security and extra climate control•Rainwater tank•Secure parking within the garage and carport•Garden shed for additional storage•NBN ready (FTTN)This property offers a perfect family-friendly environment as the kids can walk or ride to the nearby Lake Windemere School, Salisbury Soccer Club and Underdown Playground while Salisbury North R-7 Primary school and Paralowie R-12 school is also within easy reach. Enjoy the picturesque walking paths of the Kurna Park Wetlands or shopping and dining options at Drakes Salisbury North, Springbank Plaza Shopping Centre and Parabanks Shopping Centre.Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect!Year Built / 1975 (approx)Land Size / 660sqm (approx - sourced from Land Services SA)Frontage / 22.56m (approx)Zoning / GN - General NeighbourhoodLocal Council / City of SalisburyCouncil Rates / \$1,215.89 pa(approx)Water Rates (excluding Usage) / \$614.80 pa (approx)Es Levy / \$105.15 pa (approx)Estimated Rental / \$530-\$580 pwTitle / Torrens Title 5278/192Easement(s) / NilEncumbrance(s) / NilInternal Living / 111.2sqm (approx)Total Building / 182.1sqm (approx)Construction / Brick VeneerGas / Not ConnectedSewerage / MainsSelling InvestmentFor additional property information such as the Certificate Title, please copy and paste this link into your browser:<https://vltre.co/2eTCF>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.