

15 River Drive, Para Hills, SA 5096



House For Sale

Tuesday, 27 February 2024

15 River Drive, Para Hills, SA 5096

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 730 m2

Type: House



Mike Lao

0882811234



Tyson Bennett

0437161997

\$499,000 - \$548,000

*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=QxBrZNGAg6X>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 solid brick home packed with character inside and out. There are three bedrooms, one bathroom and a spacious 730sqm land size, making it an ideal family home or investment opportunity.Arriving at the address, landscaped gardens greets you along with a charming covered porch. Step inside to find the spacious light-filled lounge room with comfortable carpet flooring, pendant lighting, built in cupboards and ducted reverse cycle air-conditioning that services the whole home.Move into the retro open plan kitchen and meals area, where you will find a Chef gas oven and cooktop, and wooden cabinetry with overhead cupboards providing an abundance of storage space. All three bedrooms are generous in size, including the master which has roller shutters, a ceiling fan with light plus built-in robes and dresser. Servicing them is the central bathroom with a single shower, bath and separate toilet. Completing the internal floorplan is a well equipped laundry which has a door leading to the rear yard.Outside there is a low maintenance yard with a storage shed, chicken coop and animal enclosure. There is also a single carport plus a separate garage with an air-conditioning unit that could be used as a rumpus, storage area or workshop depending on your needs.Key features you'll love about this home:•Ducted evaporative air-conditioning•Bosch hot water system•Roller shutters and security doors for peace of mind•Single carport with rear access•Separate garage with an air-conditioning unit•Low-maintenance gardens with an animal enclosure and chicken coopYour new home is located within a wonderful community with great neighbours, landscaped gardens and street appeal, while the central location puts you just moments from Kelvin Road Reserve. It's only minutes to the Para Hills Community Club, the local shops and The Paddocks park and walking trails. Families will love the easy access to a host of schools including Para Hills Preschool, North Ingle School P-7 and Para Hills High School. It's 3 minutes to Woolworths Para Hills, less than 10 minutes to the Salisbury East Shops and just 30 minutes into the heart of the Adelaide CBD.Call Mike Lao on 0410 390 250 or Tyson Bennett on 0437 161 997 to inspect!Year Built / 1964 (approx)Land Size / 730sqm (approx - sourced from Land Services SA)Frontage / 20.93m (approx)Zoning / GN-General NeighbourhoodLocal Council / City of Salisbury Council Rates / \$1,532.36 pa (approx)Water Rates (excluding Usage) / \$614.80 pa (approx)Es Levy / \$122.30 pa (approx)Estimated Rental / \$490 - \$520 pwTitle / Torrens Title 5235/109Easement(s) / NilEncumbrance(s) / NilInternal Living / 100.9sqm (approx)Total Building / 167.4sqm (approx)Construction / Solid BrickGas / ConnectedSewerage / MainsFor additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/OYOLX0>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](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.