

15 Robert Court, Para Hills, SA 5096



House For Sale

Tuesday, 14 May 2024

15 Robert Court, Para Hills, SA 5096

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 790 m2

Type: House



Mike Lao

0882811234



Tyson Bennett

0437161997

\$559,000 - \$599,000

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=2hktpjEPWeS> 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 sensational solid brick family home ready to move in and start making memories. Nestled on a 790sqm approx block in a quiet family-friendly court with lush surroundings, this property offers the perfect blend of comfort and convenience, perfect for families, first home buyers, and investors alike. Step inside and be greeted by a spacious separate front lounge room boasting large windows that invite beautiful natural light to fill the space. Complete with reverse cycle split system air conditioning, gas heating, and ceiling fan, this lounge provides year-round comfort creating ample room to spread out and relax with loved ones. From the lounge, seamlessly transition into the dining room and kitchen area featuring a gas cooktop, electric oven, laminate benchtops, double sink, built-in pantry, and generous storage space. Enjoy views over the front courtyard and pergola area perfect for entertaining guests while preparing meals. The main home is comprised of three bedrooms all with built-in robes offering ample space for the whole family. The master bedroom and external rumpus room boast dual built-in robes and air conditioning, ensuring comfort and convenience. The well appointed bathroom has floor-to-ceiling tiles, a step-in shower, soaking tub, vanity, and a separate toilet. Completing the internal layout is a spacious laundry with external access adding to the home's practicality. Outside, entertainers will delight in the expansive verandah with decking underfoot overlooking the sparkling pool. The lush surroundings create a private retreat perfect for summer gatherings and lazy weekends with loved ones. Cafe blinds ensure stylish entertaining regardless of the weather, while the in-ground and solar heated pool offers endless hours of family fun. Additional features include an extra-wide carport with ample storage space, pool shed, and a large garden shed for added convenience. The external rumpus room offers versatility, serving as a fourth bedroom or the ultimate games room, providing extra space for relaxation and entertainment. Key features you'll love about this home: - Large outdoor entertainment deck with ramps and cafe blinds - Solar heated in-ground pool - Vibrant tropical gardens with palm trees - Private front courtyard - Roller shutters and security doors front and rear - Built-in robes in all bedrooms and rumpus - Reverse cycle air-conditioning units in the lounge, master bedroom and rumpus - Gas heating in lounge Your 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 Broadstock Green Reserve. It's only minutes to the Para Hills Community Club, 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 just 3 minutes to Woolworths at the Para Hills Shopping Centre, 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 / 790sqm (approx - sourced from Land Services SA) Frontage / Irregular Zoning / GN - General Neighbourhood - Local Council / City of Salisbury Council Rates / \$1,615.64 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$123.30 pa (approx) Estimated Rental / \$580-\$630pw Title / Torrens Title 5404/208 Easement(s) / To the Minister for Infrastructure - See Title Encumbrance(s) / Nil Internal Living / 103.3sqm (approx) Total Building / 305.8sqm (approx) Construction / Solid Brick Gas / Connected Sewerage / Mains Selling Investment For additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/tXKL2O> 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.