

16/50 Douglas Road, Salisbury East, SA 5109

House For Sale

Wednesday, 12 June 2024



16/50 Douglas Road, Salisbury East, SA 5109

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 83 m2

Type: House



Mike Lao

0882811234



Brendon Ly

0447888444

\$449,000 - \$489,000

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=Vi5ERGpgQyz> 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 your gateway to a relaxed lifestyle. This 3-bedroom property boasts a neutral colour palette, creating a fresh and inviting canvas for your family's story. The prime location places you just a short walk from Blue Hills Reserve where you can spend weekends enjoying beautiful family-friendly community. Step through the bi-fold doors and be captivated by the spacious open-plan lounge and dining room beckoning you to relax and connect. Bathed in natural light with timber-look floating floors flowing seamlessly underfoot, adding a touch of modern warmth. Statement lighting sets the mood for cozy evenings in, while the gas heater and air-conditioner ensure year round comfort. A built-in wine shelf beckons for celebratory toasts and creating memorable meals with loved ones. The heart of the home, the U-shaped kitchen, overlooks the dining room with a sliding door seamlessly extending your living space onto the rear verandah, ideal for indoor and outdoor living. The humble kitchen features a freestanding gas cooktop and oven, perfect for whipping up culinary delights and ample bench space with a breakfast bar provide plenty of space for meal preparation and casual dining. This delightful haven offers 3 bedrooms set to one side of the floorplan. The master bedroom features views over the front yard, decorative ceilings for added charm, and air-conditioning for year-round comfort. The bathroom boasts a step-in shower, a relaxing soaking tub, a vanity, and a separate toilet, catering to all the family's needs. The pitched roof verandah overlooks the low-maintenance backyard, providing the perfect spot to host guests or simply unwind after a long day. Two external sheds offer additional storage space for all your tools and outdoor equipment. The secure carport with an automatic roller door and rear access adds further convenience. Key features you'll love about this home: - Air-conditioning in the dining and master bedroom - Gas heater in the lounge - Pitched roof verandah with paved flooring - Security doors - Bosch instant gas hot water system Just a short stroll away, Blue Hills Reserve offers a green escape for picnics, leisurely walks, or playtime with the kids. Budding soccer stars can hone their skills at the nearby Para Hills West Soccer Club. For educational needs, you'll find Gulfview Heights Primary School, Salisbury East High School and Para Hills High School within easy reach. Furthermore, with Tea Tree Plaza and Golden Grove Village Shopping Centre less than a 10 minute drive away, convenience truly meets community in this fantastic location. Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect! Year Built / 1976 (approx) Land Size / TBA Frontage / TBA Zoning / GN - General Neighbourhood Local Council / City of Salisbury Council Rates / \$1,175.77 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$90.80 pa (approx) Estimated Rental / \$480 - \$530 pw Title / Strata Title 5035/501 Strata Rates / \$516.27 pq (approx) Sinking fund \$69.19 & Admin levy \$447.08 Easement(s) / Nil Encumbrance(s) / Right(s) of Way / Nil Internal Living / 83.1sqm (approx) Total Building / 147.7sqm (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/oidfM2> 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.