

17 Paez Street, Paralowie, SA 5108



House For Sale

Thursday, 14 March 2024

17 Paez Street, Paralowie, SA 5108

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 570 m2

Type: House



Mike Lao

0882811234



Brendon Ly

0447888444

Auction Wed 27th March at 7:00pm 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=PPyGEs4tug3>Auction: Wednesday the 27th of March at 7:00pm onsite (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 3-bedroom property with a flexible floorplan, ready for a growing family or those who simply want room to move, play and entertain.Entertain guests or spend quality time with loved ones in the front lounge and dining room with the comfort of air-conditioning, a ceiling fan, and carpet flooring underfoot whilst the warm sunshine beams in through the window.Next to the meals area, the kitchen sits in the heart of the home, which allows for seamless interactions while cooking and dining. It comes equipped with an electric cooktop and oven, 1.5 sink, and painted laminate cabinetry and benchtops - ready to be customised to the home chef's liking.There are three bedrooms, the master with a built-in robe and ceiling fan, and all serviced by the main bathroom with a bath and a separate toilet. Completing the internal layout is the large laundry room with convenient external access.A covered verandah runs the width of the home and takes in views over the fully-fenced rear yard where the kids and pets can play safely. There is also a separate garden shed to cater for any additional storage needs. You can also complete the previous owner's vision of adding a pool and outdoor bathroom (STCA) with bathroom provisions in place. Key features you'll love about this home: - Ducted reverse cycle air-conditioning throughout for year-round comfort - Ceiling fans in the master bedroom and formal lounge - Built-in robe to the master bedroom - A single carport, plus plenty of off-street parking in the driveway - Roller shutters for added security and extra climate controlThe home's prime location makes this an excellent opportunity for a range of buyers. It is just steps from a host of beautiful parklands including the Orinoco Street Reserve as well as the Burton Wetlands and Settlers Park with a playground for the kids. You are no more than a 5-minute drive from a host of schools including Burton Primary School and Settlers Farm Campus R-7 and Kindergarten. It's just a few minutes more to the Springbank Plaza Shopping Centre and Paralowie Village Shopping Centre. A 30-minute drive will take you into the heart of the Adelaide CBD and you are just 25 minutes from Semaphore Beach. - Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect!Year Built / 1993 (approx)Land Size / 570 sqm (approx - sourced from Land Services SA)Frontage / 19m (approx)Zoning / GN - General NeighbourhoodLocal Council / City of Salisbury Council Rates / \$1,415.76 pa (approx)Water Rates (excluding Usage) / \$614.80 pa (approx)Es Levy / \$114.25 pa (approx)Estimated Rental / \$530-\$580pwTitle / Torrens Title 5090/416Easement(s) / NilEncumbrance(s) / NilInternal Living / 99.5 sqm (approx)Total Building / 240.4 sqm (approx)Construction / Brick Veneer Gas / Not Connected Sewerage / Mains For additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/uDWGNM>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-Realty-RLA256385) 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.