

**17 Wilfred Avenue, Salisbury, SA 5108**



**House For Sale**

Tuesday, 11 June 2024

17 Wilfred Avenue, Salisbury, SA 5108

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 270 m2**

**Type: House**



Mike Lao

0882811234



Brendon Ly

0447888444

## Best Offers by 9am Tues 18/6/24 (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://bit.ly/3yGzKF7> 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 delightful two-bedroom home nestled in the sought-after suburb of Salisbury, ready for you to move in and enjoy. There will be no shortage of buyers vying to secure this impressive property that is sure to make an enviable first home, downsizer or investment. Arriving at the address you'll be greeted by the low-maintenance garden beds and a neat rendered facade. Once you have parked your car in the single garage or on the extra wide concrete driveway, you can step directly into the home and discover all that this easy-care property has to offer. Inside you'll find a functional and welcoming layout with neutral colour tones, modern fixtures and an abundance of natural light filtering throughout. Both of the bedrooms have plush carpet floors, ceiling fans, curtains, vertical blinds, and views over the yards, providing a peaceful and comfortable retreat after a long day. In addition to this, bedroom 2 contains a split system air-conditioning unit, whilst the master bed enjoys a large walk-in robe, and convenient ensuite access to the 2-way bathroom. The bathroom and powder room area come with a single shower, vanity, separate toilet to accommodate busy households and a built-in linen cupboard. The open-plan living, meals and kitchen is the perfect space for the home chef to prepare feasts whilst being involved in family activities. With sleek LED down lights, curtains, vertical blinds, and a split system air-conditioning unit, this space remains comfortable and inviting throughout the year. The well-equipped kitchen is fitted with a walk-in pantry, dishwasher, double sink, laminate cabinetry with overhead cupboards, laminate benchtops, a breakfast bar on the island bench, and a suite of stainless steel appliances including a gas cooktop, electric oven and retractable rangehood. From here, you can step into the internal rumpus room with LED down lights, stylish pendant lighting, curtains, roller blinds, carpet flooring and a sliding door to the backyard which allows for a seamless transition for indoor-outdoor entertaining. Outside, you will love to gather with friends and family or simply bask in the sun whilst enjoying your morning coffee in the fully-fenced backyard with low-maintenance artificial turf and garden beds. Key features you'll love about this home: • Split system air-conditioning units in bedroom 2 and the open-plan living • Garage with automatic roller door, internal access and built-in cabinetry • Extra wide concrete driveway • Rainwater tank • Bosch Highflow 17e instant gas hot water system • NBN ready There is something for everyone in this prime location. A leisurely stroll from your front door will take you to the nearby Neales Green Reserve, Salisbury Oval and Hailes Green. For families, Salisbury Primary School and Brahma Lodge Primary School are both within easy reach as is the bustling Parabanks Shopping Centre with everything you could ever need on hand. Easy access to Salisbury train station, Main North Road and Salisbury Highway takes the hassle out of your morning commute. Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect! Year Built / 2011 (approx) Land Size / 270sqm (approx) Frontage / 12.65m (approx) Zoning / GN - General Neighbourhood Local Council / City of Salisbury Council Rates / \$1,178.33 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$96.10 pa (approx) Estimated Rental / \$500-\$550pw Title / Community Title 6060/741 Community Rates / N/A Easement(s) / Nil Encumbrance(s) / Nil Internal Living / 110sqm (approx) Total Building / 132.2 sqm (approx) Construction / Brick Veneer 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/9pbFnulf> 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.