

# 20 Brisbane Drive, Salisbury Heights, SA 5109

## House For Sale

Tuesday, 28 May 2024



20 Brisbane Drive, Salisbury Heights, SA 5109

Bedrooms: 3

Bathrooms: 1

Parkings: 6

Area: 600 m2

Type: House



Mike Lao

0882811234



Brendon Ly

0447888444

**\$659,000 - \$719,000**

\*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=mNAoJPJ8qdh>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 next family home located in the highly sought-after area of Salisbury Heights. With its blend of modern comfort and practical features, 20 Brisbane Drive is perfectly suited to families, first home buyers, and investors looking for a quality home in a prime location. Step inside where you'll be comfortable year round with ducted reverse cycle air conditioning throughout. Discover the hub of the home, an open-plan family and meals area equipped LED downlights, timber framing, easy-care tile flooring, and a sliding door that seamlessly invites you to the pitched roof verandah - perfect for indoor-outdoor entertaining. The kitchen is a chef's delight, thoughtfully designed to overlook the open-plan living area. It comes equipped with a gas cooktop, electric oven, and dishwasher, ensuring meal preparation is a breeze. The 1.5 sink features a filtered water veggie spray tap, there's a chic 3D splashback, and the breakfast bar offers additional seating. With a built-in pantry and ample overhead cupboards, storage is plentiful, making this kitchen both practical and stylish. This charming home offers up to three bedrooms. The master bedroom is a true retreat, featuring dual built-in robes and en-suite access to the two-way bathroom. Bedrooms two and three are equally inviting, with built-in robes, ceiling fans, and carpet flooring. The two-way bathroom boasts a step-in shower, vanity, feature tiles, and a separate toilet, ensuring privacy and convenience for the whole family. The laundry is well-equipped with a built-in linen cupboard and external access for added practicality. The show stopping outdoor area is an entertainer's dream, set under a pitched roof, complete with two ceiling fans, a pizza oven, electric roller shutters, and a cozy combustion heater for year-round comfort. The lush lawn, bordered by garden beds, provides a perfect space for kids to play. Additional features include a double carport with dual automatic roller doors, and rear access to a garage/workshop also with an automatic roller door, power, and workbenches - ideal for the home handyman or extra storage. Key features you'll love about this home:

- Ducted reverse cycle air-conditioning throughout
- Split-system air-conditioning in the open plan living
- Pitched roof verandah with a pizza oven, combustion heater, 2 ceiling fans, and electric roller shutters
- Concrete patio area with a sink and power
- Double width garage and semi-enclosed carport for secure parking
- Double concrete driveway offering further off-street parking
- Alarm system, security cameras and doors, roller shutters and automatic sensor lights
- NBN ready

The location of this property is highly convenient for families, first home buyers, and investors alike. Enjoy close proximity to Carisbrooke Park, St. Augustine's Soccer Club, and Wildwood Park. Excellent schools nearby include Salisbury Heights Primary, Salisbury Park Primary, Tyndale Christian School, and Salisbury East High School. For shopping needs, Saints Shopping and Highland Village Shopping Centre are just a 5-minute drive away, and easy access to Main North Road ensures a smooth 35-minute commute to the Adelaide CBD. Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect!

Year Built / 1993 (approx)  
Land Size / 600sqm (approx - sourced from Land Services SA)  
Frontage / 20m (approx)  
Zoning / GN - General Neighbourhood  
Local Council / City of Salisbury Council Rates / \$1,698.92 pa (approx)  
Water Rates (excluding Usage) / \$614.80 pa (approx)  
Es Levy / \$127.10 pa (approx)  
Estimated Rental / \$610-\$670pw  
Title / Torrens Title  
5084/184  
Easement(s) / Service easements for drainage purposes - See title  
Encumbrance(s) / To Residential Developments Australia LTD. - See title  
Internal Living / 124sqm (approx)  
Total Building / 306.3sqm (approx)  
Construction / Brick Veneer  
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/WzxrqQ> 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.