

20 Degree Road, Salisbury North, SA 5108



Sold House

Tuesday, 23 January 2024

20 Degree Road, Salisbury North, SA 5108

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 750 m2

Type: House



Mike Lao

0882811234



Tyson Bennett

0437161997

\$555,000

*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=19z6xcyw1Li>To submit an offer, please copy and paste this link into your browser: [https://www.edgerealty.com.au/buying/make-an-offer/Mike Lao](https://www.edgerealty.com.au/buying/make-an-offer/Mike%20Lao), Tyson Bennett and Edge Realty RLA256385 are proud to present to the market this solid brick family home that is ready for you to move in and start making memories. From the moment the front door opens, you will be struck by the abundance of soft natural light that floods the open space, inviting you to step inside and relax.The layout has been designed for easy-care living with a functional floor plan that will impress around every turn. On offer are three good-size bedrooms, two with built-in robes and all with timeless pine floor boards. To service them is the central bathroom with a separate toilet for added convenience.The generous proportions continue into the front room complete with LED down lights, a wall mounted tv unit, ducted air-conditioning and reverse cycle air-conditioning plus roller shutters so you can unwind for family movie night. Nestled at the back of the home is the open plan kitchen and meals area with a ceiling fan and direct access to the spacious verandah to dine alfresco or enjoy your morning coffee. The kitchen boasts quality appliances including a gas cooktop, electric oven and stainless steel rangehood. An entertainer's dream awaits outside with a covered verandah complete with lights and deck flooring. You can kick back, relax with friends or soak in the salt chlorinated in-ground swimming pool as the kids explore the fully fenced backyard. Completing this outdoor space is a large, pitched roof workshop with an abundance of storage space and mezzanine ideal for the DIY enthusiast or those who need extra vehicle storage.Key features you are sure to love:- 7kW solar system with 2 Growatt batteries- Bonaire ducted evaporative air-conditioning throughout- Reverse cycle split system air-conditioning system in the spacious lounge- Rinnai instant gas hot water system with a water temperature controller- Single carport with an automatic roller door with drive through access to the double garage/workshop- Roller shutters, security doors and fully fenced block- Swimming pool with shade sail and pool shed- NBN readyWhether you are a growing family looking for your forever home or you are an astute investor on the hunt for the next best buy, this property's location is sure to impress. You can walk to the local bus stop, Adams Oval and Playground while Salisbury North R-7 Primary School, Salisbury High School and Paralowie R-12 School are within easy reach. Drakes Salisbury North and Parabanks Shopping Centre are a short drive away with plenty of dining and shopping options, plus many amenities. Call Mike Lao on 0410 390 250 or Tyson Bennett on 0437 161 997 to inspect!Year Built / 1968 (approx)Land Size / 750sqm (approx - sourced from Land Services SA)Frontage / 17.68m (approx)Zoning / GN-General NeighbourhoodLocal Council / City of Salisbury Council Rates / \$1,515.70 pa (approx)Water Rates (excluding Usage) / \$614.80 pa (approx)Es Levy / \$118.75 pa (approx)Estimated Rental / \$480 - \$510 pwTitle / Torrens Title 5584/269Easement(s) / NilEncumbrance(s) / NilInternal Living / 95.3sqm (approx)Total Building / 223.9sqm (approx)Construction / Solid BrickGas / ConnectedSewerage / MainsSelling InvestmentFor additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/sIW6Mx>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.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.