

22 Clapton Drive, Paralowie, SA 5108



House For Sale

Wednesday, 8 November 2023

22 Clapton Drive, Paralowie, SA 5108

Bedrooms: 3

Bathrooms: 1

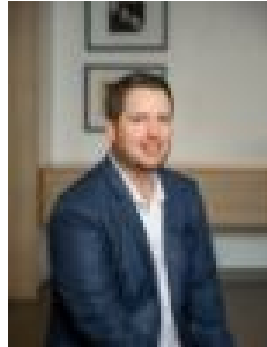
Parkings: 2

Area: 493 m2

Type: House



Dave Stockbridge
0413089910



Steve Spurling
0421571682

Price applied after first open

Are you seeking a set and forget investment with a house proud and long term tenant that's happy to stay and continue to pay? Nestled away from the hustle and bustle and yet merely moments away from all of the conveniences that this connected location has to offer is a neat, sweet and complete 3 bedroom home that is ready to reap your returns from day one. With most of the next 12 months still to go, this securely tenanted residence is delivering \$450 per week. Set in proximity to Hollywood Plaza, Whites Road Shopping and Paralowie Village shopping and minutes away from excellent public and private schooling and set minutes from access to the expressway it is easy to see why Paralowie is so popular with young families. Walking trails unfurl nearby along the Little Para River with a gorgeous Par 3 Golf Course a short stroll away. With 3 generous bedrooms, 2 way bathroom and 2 living areas, this home has enough room for the growing young family. Split system air conditioners work with ducted evaporative air conditioning and ensures that regardless of the time of year comfort is assured. A delightful rear outdoor entertaining area overlooks well established lawns and low maintenance gardens. Full fenced with parking aplenty this residence is conveniently located, securely tenanted and looking for a new Landlord to benefit from this excellent investment opportunity. ****DISCLAIMER**** Although the Agent has endeavoured to ensure the accuracy of the information contained within the marketing material we remind prospective purchasers to carry out their own due diligence and to not rely upon the information in this description. This description does not warrant that all features, improvements or appliances are in working order or have necessary approvals and the Agent advises all parties interested in the home to undertake their own investigations prior to purchase. ****PRICING**** For the most part of the last 26 years I have been releasing properties to the market without a price. I do so just for the first open inspection and then we set a price with the Vendor/s in consideration of the feedback derived from the first open. I understand that may frustrate some buyers but the frustration will be rewarded with a price range set that is an accurate reflection of market value balanced by the Vendor/s expectation. It is also frustrating for a vendor to be on the market for weeks longer than necessary because they have over priced their property. Or if they choose to price the home in excess of feedback levels they can do so knowingly and factor that into their timeframe. I will release a price by way of SMS to all buyers who attend the first open and upload a price as soon as practicably thereafter. Thank you and should you have any further questions about my rationale in marketing properties successful in this manner for over 1600 sales please feel free to call me directly anytime. CT: 5427/467 Land Size: 493m² House Size: 130m² Year Built: 1997 Zone: General Neighbourhood Council: City of Salisbury RLA 23236