

22 Fairbanks Drive, Paralowie, SA 5108



House For Sale

Monday, 22 April 2024

22 Fairbanks Drive, Paralowie, SA 5108

Bedrooms: 4

Bathrooms: 1

Parkings: 3

Area: 600 m2

Type: House



Mike Lao

0882811234



Brendon Ly

0447888444

\$549,000 - \$599,000

*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=JUo7jHr29Hd>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 exceptional property situated in a highly sought-after Paralowie neighbourhood. This home offers a perfect blend of comfort and convenience with a flexible 4-bedroom floorplan, ready for a growing family or those who simply want room to move, play and entertain. Enter through the classic red brick facade into the spacious lounge and dining room, adorned with comfortable carpet flooring, a neutral colour scheme and large windows that allow beautiful natural light seep through. From here you can step through to the open plan meals and kitchen area with direct access to the outdoor verandah, perfect for entertaining guests and creating a seamless flow between the areas. The kitchen boasts a 900mm gas cooktop, canopy rangehood, laminate benchtops, ample storage space and a 1.5 sink with a veggie spray mixer tap. The spacious master bedroom is set away for added peace and privacy while the remaining 3 bedrooms are positioned with the main bathroom with a step-in shower, soaking tub, vanity and separate toilet. Outside, you'll discover a large verandah for year round outdoor dining with loved ones, to start your day with a cup of coffee or enjoy a book in hand. The double length carport has rear access to an external garage offering ample off street parking for the whole family. Key features you'll love about this home:- Four bedrooms and two spacious living areas- Air-conditioning units in the master bedroom and open plan meals/kitchen- Alarm system and security doors- Double length carport with rear access to a separate garage- Covered verandah and a sunny concrete patio- Low-maintenance gardens- Wardrobes in the master bedroom and bedroom 3 included in the sale You will live along a quiet street just a short walk from the Fairbanks Drive Reserve and the Little Para Linear Park. The Bethany Christian School and Temple Christian College - Paralowie Campus are both within easy reach as is Woolworths Paralowie and the Paralowie Plaza Shopping Centre. Ensuring absolute convenience for the lucky new owners, the Paralowie Village Shopping Centre, local bus stops and the Princes Highway are a short drive away. Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect! Year Built / 1988 (approx) Land Size / 600sqm (approx - sourced from Land Services SA) Frontage / 20.05m (approx) Zoning / GN-General Neighbourhood Local Council / City of Salisbury Council Rates / \$1,465.73 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$116.50 pa (approx) Estimated Rental / \$540-\$590pw Title / Torrens Title 5242/737 Easement(s) / Nil Encumbrance(s) / Nil Internal Living / 119.9sqm (approx) Total Building / 217.6sqm (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/392RxFl> 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.