

23 Kent Avenue, Brahma Lodge, SA 5109



House For Sale

Wednesday, 27 March 2024

23 Kent Avenue, Brahma Lodge, SA 5109

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 593 m2

Type: House



Mike Lao

0882811234



Brendon Ly

0447888444

\$579,000 - \$629,000

*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=TFvrawwzjRST>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 a 1964 built home, perfectly positioned on a 593sqm corner block with dual access, offering a harmonious blend of comfort, style, and natural beauty. With three bedrooms, two toilets, an open plan living area and ducted air-conditioning and heating throughout, this home offers plenty of features to satisfy all your lifestyle needs. From the moment you arrive, you'll be captivated by the charm and character that radiates from this delightful abode. The spacious lounge and dining area boasts an abundance of natural light seeping through the beautiful French windows. With an ornamental fireplace, detailed cornices, pendant lighting and timber floorboards that flow throughout, this area is perfect for relaxing and entertaining loved ones. From here, you can move freely into the galley kitchen where you can bring your culinary visions to life. Featuring granite stone benchtops, a gas cooktop, electric oven, and ample storage space with 2-Pac soft close cabinets, it's both functional and stylish, making meal preparation a pleasure. The spacious master bedroom welcomes you with double entry doors and a mirrored built-in robe, providing ample storage for your belongings. A second bedroom also features a mirrored built-in robe. The renovated bathroom is a haven of relaxation with a soaking tub, a step-shower, and a vanity. Complete with an LED light mirror and a separate toilet, this bathroom offers both style and functionality. Additionally, a second toilet located off the laundry area adds extra convenience for busy households. A large pitched roof verandah with paved flooring invites you to relax and unwind while enjoying views of the lush yard. Whether hosting summer barbecues or simply soaking up the sunshine, this outdoor space offers endless opportunities for enjoyment and entertainment. Key features you'll love about this home: • 1.5kW solar system • Ducted evaporative air-conditioning and ducted gas heating throughout • Roller shutters and security doors • Mirrored built-in robes to in two bedrooms • Double carport with an attached insulated store room • Pitched roof outdoor entertaining area over looking lush gardens with insulated shed • Freshly painted interior • French windows, ornate ceilings, fireplace and timber floors for an extra touch of elegance The home's central location places you within easy reach of all that you could need. Families will love living so close to the Brahma Lodge Primary School while bus stops and the picturesque Cockburn Green are also nearby. There are a host of shops within easy reach including the Parabanks Shopping Centre plus you'll be just a seven-minute drive from the Lyell McEwin Hospital and approximately thirty-minutes from the Adelaide CBD. Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect! Year Built / 1964 (approx) Land Size / 593sqm (approx) Frontage / 21.8m (approx) Zoning / GN-General Neighbourhood Local Council / City of Salisbury Council Rates / \$1,180.16 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$99.85 pa (approx) Estimated Rental / \$580-\$620pw Title / Torrens Title 5984/644 Easement(s) / tba Encumbrance(s) / tba Internal Living / 115.4sqm (approx) Total Building / 205.5sqm (approx) Construction / Brick Veneer Gas / Connected Sewerage / Mains 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: www.edgerealty.com.au 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.