

26/14 Gretel Crescent, Paralowie, SA 5108

House For Sale

Wednesday, 22 May 2024



26/14 Gretel Crescent, Paralowie, SA 5108

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 199 m2

Type: House



Mike Lao

0882811234



Brendon Ly

0447888444

\$329,000 - \$359,000

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 two-bedroom home, set within a quiet, friendly community that will tick all the boxes for a range of buyers. Those who love to host friends will revel in the large outdoor entertainment area, the DIY enthusiast is sure to love the powered sheds and the avid green thumb will adore working in the shade house. Please note that the photography of the home was taken in 2019 and is being re-used. Offering low-maintenance living, step inside to discover an open-plan dining and lounge space with views over the front yard while split system air-conditioning and a ceiling fan ensure year-round comfort. From here you can walk through to the neat-and-tidy kitchen with gas cooking, plenty of cupboard space and a filter water tap. Both bedrooms feature ceiling fans and television points while the master also offers a built-in robe. The bathroom is easily accessible and offers a bath, separate shower and a separate toilet. A laundry with additional cupboard space and external access completes the floorplan. Key features you'll love about this home: - Split-system air-conditioning in the open plan lounge/dining - Security screen doors and window grills for extra peace of mind - Two rainwater tanks to keep the gardens lush and the water bills low - Single garage with automatic roller door and internal access - Two external sheds for additional storage - Semi-enclosed outdoor verandah with café blinds for year round outdoor entertainment Little Para Golf Course and Strowan Park are metres from your front door step, making this home ideal for those who like to keep active. Public transport links are nearby along with local shopping and dining options at Hollywood Plaza and Parabanks Shopping Centre. For those that commute to the Adelaide CBD, it is just over 30 minutes away by car. Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect! Year Built / 1993 (approx) Land Size / TBA Frontage / Irregular Zoning / GN-General Neighbourhood Local Council / City of Salisbury Council Rates / \$1,175.77 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$90.80 pa (approx) Estimated Rental / \$350-\$380pw Title / Strata Title 5110/720 Strata Rates / TBA Easement(s) / Nil Encumbrance(s) / Nil Internal Living / 74.97sqm (approx) Total Building / 148.98sqm (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/ZPZSM> 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.