

28 Heidenreich Avenue, Salisbury Downs, SA 5108



House For Sale

Monday, 22 April 2024

28 Heidenreich Avenue, Salisbury Downs, SA 5108

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 864 m2

Type: House



Mike Lao

0882811234



Tyson Bennett

0437161997

\$599,000 - \$649,000

*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=U4XTwp6YjD8>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 idyllic corner block home that is ready to be customised to create your ideal living space. Nestled on a generous 864sqm block with no easements, this 3-bedroom, 1-bathroom brick home is bursting with promise and will appeal to a wide range of buyers including first home buyers, savvy investors, and growing families alike. Step inside to the separate lounge room, located just off the entry, which welcomes you with comfort through ducted reverse cycle air conditioning that flows throughout and offers the perfect spot to indulge in a quiet escape or catching up on your favourite show with loved ones. From here, you can make your way into the spacious open-plan kitchen and meals area. Here, you'll find a well-appointed kitchen featuring a gas cooktop and oven, original cabinetry with overhead cupboards, laminate benchtops with a breakfast bar and ample room for culinary adventures. The home comprises of three well-sized bedrooms, all conveniently located in one wing of the home and are serviced by a central bathroom, which offers a step-in shower, soaking bath, sink, and wall-mounted medicine cabinet, accompanied by a separate toilet. Completing the internal floorplan is the large tiled laundry with external access to the rear verandah and yard for absolute convenience. Outside, the double carport can be utilised as a covered outdoor entertaining area which overlooks the fully-fenced backyard with plenty of space to fire up the BBQ and entertain family and friends. A 3x3m shed can also be found in this space providing additional storage plus convenient corner access with ample space for your caravan, boat or trailer. Key features you'll love about this home:- Brick home on a 864sqm approx block with no easements- Ducted reverse cycle air-conditioning with 3 zones- 6.6kW solar system- Kitchen with gas cooking- Corner access to an attached double carport- Shed for additional storage- Instant gas hot water- Rainwater tank Convenience is key with this prime location. Enjoy easy access to local amenities, including nearby bus stops and Amsterdam Reserve. A host of schools and childcare options are nearby such as Parafield Gardens High School, Thomas More College and Salisbury Downs Primary School. You can also enjoy easy access to a range of retail hubs including Hollywood Plaza and it is just 30 minutes into the heart of the Adelaide CBD. Call Mike Lao on 0410 390 250 or Tyson Bennett on 0437 161 997 to inspect! Year Built / 1984 (approx) Land Size / 864sqm (approx) Frontage / Irregular corner block Zoning / GN-General Neighbourhood Local Council / City of Salisbury Council Rates / \$1,232.55 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$105.90 pa (approx) Estimated Rental / \$500-\$550pw Title / Torrens Title 5652/851 Easement(s) / Nil Encumbrance(s) / Nil Internal Living / 97.3sqm (approx) Total Building / 149.3sqm (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/g/ISKVwlf> 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](http://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.