

32 Edith Road, Salisbury North, SA 5108



Sold House

Wednesday, 13 September 2023

32 Edith Road, Salisbury North, SA 5108

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 614 m2

Type: House



Tyson Bennett
0437161997

\$396,500

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=R5BbbuHZnDq> Auction: Sunday 1st October 2023 onsite at 1:00pm (Unless Sold Prior) 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 a property that's perfect for those with an eye for design and a love for renovating. This three-bedroom home offers plenty of scope to bring your amazing design ideas and personal touches to life, making it a renovator's dream. The entry reveals a spacious lounge room which is large enough to relax with the whole family or play host to your beloved guests with a gas heater and air-conditioner keeping it comfortable year round. The eat-in kitchen is a blank slate, and has plenty of space to add your personal style and flair and create the ultimate chef's haven. There are three spacious bedrooms, the master with an air-conditioning unit and to service them is the main bathroom featuring a tub, shower, sink and a separate toilet. While this property needs some TLC, it offers a fresh start for those looking to put their stamp on a home. With plenty of space and potential, you'll have the opportunity to create the home of your dreams. This full fenced block offers ample off-street parking on the driveway and double garage. Fantastic features include:- Air-conditioning in the lounge and master bedroom- Heater in the lounge- Bathroom with a separate toilet- Double garage for secure parking- Floorboards throughout the living spaces and 2 bedrooms- Water tank in place to help save on water bills Ideally located, you'll be close to plenty of parks and reserves, so you can enjoy leisurely walks in contact with nature. Salisbury High School, Paralowie R-12 School and Lake Windemere School are all only moments away along with Nurlutta station and Penfield Golf Club plus you're just minutes from the Parabanks Shopping Centre. Call Mike Lao on 0410 390 250 or Tyson Bennett on 0437 161 997 to inspect! Year Built / 1964 (approx) Land Size / 614sqm (approx) Frontage / 20.96m (approx) Zoning / GN-General Neighbourhood Local Council / City of Salisbury Council Rates / \$1,299.17 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$108.95 pa (approx) Estimated Rental / \$340-\$370pw Title / Torrens Title 5286/865 Easement(s) / Nil Encumbrance(s) / Nil Internal Living / 87.8sqm (approx) Total Building / 118.7sqm (approx) Construction / Solid Brick Gas / Gas Bottle Sewerage / Mains For additional property information such as the Certificate Title, please copy and paste this link into your browser:

<https://vltre.co/1CfsiZ> Vendors Statement: The vendor's statement (Form 1) may be inspected at the Edge Realty Office at 5/25 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.