

# 34 Heritage Drive, Paralowie, SA 5108



## Sold House

Friday, 8 December 2023

34 Heritage Drive, Paralowie, SA 5108

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 654 m2

Type: House



Mike Lao

0882811234



Tyson Bennett

0437161997

**\$535,000**

\*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=haRmwwu9ruc>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 an exceptional 3 bedroom, 2 bathroom, brick beauty, you'll be proud to call your own. Situated in a highly sought-after neighbourhood, this home offers a perfect blend of style, comfort, and convenience with multiple living spaces and an expansive outdoor living area, this is one abode that the whole family will enjoy and fall in love with. Depending on the mood and occasion, you can choose from a selection of multiuse spaces; a formal lounge room set at the front of the home or a spacious open-plan kitchen and family room. The rooms are generously sized allowing space and privacy for all family members plus ducted evaporative air conditioning and gas heating throughout providing comfort all year round. The kitchen gives you ample bench space so the whole family can be involved. You are treated to a walk-in pantry for all your storage needs along with a gas cooktop, gas oven, breakfast bar and sliding doors to the outdoor verandah offering the very best in indoor-outdoor living. Whether you're hosting guests and dining alfresco or simply warming into the day with your morning cup of coffee, this is an idyllic place to relax in the shade. Set under a gabled pitched roof with decking underfoot and views over the fenced gardens with lush lawn. There is a single carport with drive through access, and two separate sheds with a workshop space for the avid DIYer or additional storage. The master suite enjoys a large walk-in robe and en-suite access to the 2-way bathroom with a separate bath, step-in shower and toilet. Both guest bedrooms are set off the hallway with comfortable carpet flooring and built-in robes for all your storage needs. Features we love include:- Ducted evaporative air-conditioning and ducted gas heating throughout- Security cameras, security doors, automatic sensor lights and roller shutters - Lush lawn area and a rain water tank - Expansive pitched roof verandah with decking underfoot- Carport with an automatic roller door and rear access- Two external sheds Your new home stands proud on a 654sqm block next to a walking trail and just a short stroll from Settlers Park and Rayson Reserve. For those with kids, the Settlers Farm Campus R-6, Temple Christian College and Paralowie R-12 is nearby and you're also close to handy bus stops, playgrounds and the popular Paralowie Village Shopping Centre. Quick access to the Princes Hwy and the North-South Motorway makes for a hassle-free commute whether you're travelling for work or leisure. Call Mike Lao on 0410 390 250 or Tyson Bennett on 0437 161 997 to inspect! Year Built / 1999 (approx) Land Size / 654sqm (approx - sourced from Land Services SA) Frontage / Irregular - 7.5m (approx) Zoning / GN-General Neighbourhood Local Council / City of Salisbury Council Rates / \$1,582.32 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$121.80 pa (approx) Estimated Rental / \$520-\$570pw Title / Torrens Title 5514/947 Easement(s) / Subject to service easement for drainage purposes - See title Encumbrance(s) / Nil Internal Living / 122.1sqm (approx) Total Building / 291.5sqm (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/NVoGmr> 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.