

37 Potts Crescent, Burton, SA 5110



House For Sale

Thursday, 16 November 2023

37 Potts Crescent, Burton, SA 5110

Bedrooms: 4

Bathrooms: 1

Parkings: 6

Area: 572 m2

Type: House



Mike Lao

0882811234



Brendon Ly

0447888444

\$499,000 - \$548,000

*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=A274JLbMJyE>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 delightful home, sure to impress whether you're an avid entertainer or simply love to spend quality time with the family. With four bedrooms, multiple living areas and an in-ground pool, there is ample room for the whole family to unwind, socialise and bask in the joys of daily life. As you approach the property, you'll be greeted by an electric front gate, high fencing and dual access for all your cars, the boat, caravan and trailer. Enhanced security features include security cameras, roller shutters and security doors. Additionally, two 9.2kW approx solar systems with a total of 28 panels ensure energy efficiency, complemented by air-conditioning throughout for year-round comfort. The spacious kitchen boasts sweeping benchtops, ample storage space, a built-in pantry, gas cooktop, electric oven and a dishwasher. A breakfast bar for casual meals and a serving window into the lounge room enhance functionality. From the kitchen, you can move into the front family room or lounge that flows into the separate rumpus room ensuring there is an abundance of versatile space for relaxation and entertainment. The lounge is bathed in natural light, courtesy of large windows, and a sliding door provides easy access to the pitched roof verandah, which overlooks the solar heated, salt chlorinated pool and tranquil manicured gardens. Here, there is also a workshop, ideal for those who enjoy DIY projects or need extra storage space. There are three bedrooms with ceiling fans, two built built-in robes. The rumpus room sits under a pitched roof, enhancing the space on offer and could be utilised as a fourth bedroom with an attached storage area and a private entrance to the gardens. Completing the internal floorplan is the main bathroom with a step-in shower, soaking tub, vanity and a separate toilet located off the laundry. Fantastic property features include:- 2 x 9.2kW solar panel systems with a total of 28 panels- Ducted evaporative air-conditioning throughout the main home- Reverse cycle split-system air-conditioning units in the family, lounge and rumpus- Kitchen with gas cooking, dishwasher ample storage and breakfast bar- Solar heated, salt-chlorinated in ground pool- Electric gate, security cameras, security doors and roller shutters- Double carport and double insulated garage with internal access- Rainwater tank, instant gas hot water and NBN ready Everything you could ever wish for is within easy reach of this must-see home situated in a family friendly neighbourhood with a nature strip directly behind. The picturesque Springbank Wetlands and Reserve are a short stroll away as is a great selection of local schools and childcare centres including Goodstart Early Learning Burton and Burton Primary School. Springbank Plaza Shopping Centre, Paralowie R-12, Burton Community Hub and sporting clubs are also nearby, as is access to the A1, connecting you to the CBD in 30-minutes (approx). Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect! Year Built / 1986 (approx) Land Size / 572sqm (approx) Frontage / 19m (approx) Zoning / GN-General Neighbourhood Local Council / City of Salisbury Council Rates / \$1,182.58 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$103.65 pa (approx) Estimated Rental / \$540-\$590pw Title / Torrens Title 5651/748 Easement(s) / Nil Encumbrance(s) / Nil Internal Living / 162sqm (approx) Total Building / 328.8sqm (approx) Construction / Brick Veneer Gas / Connected Sewerage / Mains Downsizing For additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/kr5yFg> 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.