

38 General Drive, Paralowie, SA 5108



House For Sale

Tuesday, 28 May 2024

38 General Drive, Paralowie, SA 5108

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 300 m2

Type: House



Mike Lao

0882811234



Brendon Ly

0447888444

\$449,000 - \$489,000

*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=1pspJKyuHjH>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 three bedroom family home, meticulously crafted for harmonious and vibrant living. Conveniently situated in the highly sought-after neighbourhood of Paralowie, this home is sure to appeal to a wide range of buyers and is ready for it's next family to move in, enjoy and start making memories.The light-filled entryway leads you to the master bedroom which enjoys a spacious walk-in robe, sheer curtains and direct access to the functional 2-way bathroom, providing convenience and privacy. All three bedrooms have ducted air-conditioning, manual roller shutters, and easy-care floating floors, ensuring year-round security and comfort, while bedrooms 2 and 3 have large built-in desks installed as well. The shared bathroom contains a heat lamp, bath, single shower, vanity, feature tiles and a separate toilet. Towards the rear of the home lies the open plan kitchen and family area, where one can prepare feasts whilst remaining involved in family activities. The well-equipped U-shaped kitchen features a built-in pantry, Chef freestanding gas cooktop and electric oven, 1.5 sink, laminate cabinetry and benchtops, and a breakfast bar ready to be utilised by the home chef.The family area includes ducted air-conditioning, roller shutters, vertical blinds, batten lights and stylish French double doors that lead you outside, offering a seamless transition for indoor-outdoor entertaining. The expansive verandah invites alfresco dining, and provides room for the kids and pets to play safely in the fully fenced backyard. Key features you'll love about this home:• Bluestone facade• Ducted evaporative air-conditioning system throughout• Single carport with lights, under the main roof• Alarm system• Front, back and side security doors and roller shutters• Thermann16 Instant gas hot water systemNestled in an ideal location, your new home is just minutes from a host of parks including General Drive Reserve, Settlers Park with a playground for the little ones and the beautiful Kaurna Park Wetlands. A host of schools are within easy reach including both Settlers Farm Campus R-6 and the Settlers Farm Kindergarten. It is just a 2-minute drive to the Paralowie Village Shopping Centre with your local supermarket and 30 minutes into the heart of the Adelaide CBD.Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect!Year Built / 1994 (approx)Land Size / 300sqm (approx - sourced from Land Services SA)Frontage / 10m (approx)Zoning / GN - General NeighbourhoodLocal Council / City of Salisbury Council Rates / \$1,399.11 pa (approx)Water Rates (excluding Usage) / \$614.80 pa (approx)Es Levy / \$113.50 pa (approx)Estimated Rental / \$480 - \$530 pw Title / Torrens Title 5140/812Easement(s) / NilEncumbrance(s) / Nil Internal Living / 114.2sqm (approx)Total Building / 153.9sqm (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/jA6J81>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.