

# 4 Redgum Street, Walkley Heights, SA 5098

## Sold House

Tuesday, 17 October 2023



4 Redgum Street, Walkley Heights, SA 5098

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 385 m2

Type: House



Mike Lao

0882811234



Brendon Ly

0447888444

**\$645,000**

\*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=eibs4cEhNJ1>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 charming heritage-inspired abode offering relaxed living in a central location. Lush landscaped gardens, bullnose verandah and a paved driveway provide a warm welcome home. Whether you are looking for your first home, forever home, a savvy downsizer or an investment opportunity, this is a residence that is sure to tick all your boxes. Step inside where timeless pine floorboards flow underfoot in the living spaces, there are high ceilings with pendant lighting and lots of natural light for an inviting feel. The open-plan layout embraces a family room and meals area with a ducted reverse cycle air-conditioning that services the whole home. From here, you can flow out to the rear alfresco with a coffee in hand and watch on as the kids play. There is plenty of space to fire up the BBQ and host friends for a Sunday get-together, work on your next DIY project in the large shed or simply relax as you enjoy the peace and privacy of this wonderful property. In the kitchen, a built-in pantry promises ample storage and there is a suite of quality appliances including a gas cooktop where you can cook up a storm as friends gather at the breakfast bar. All of this is set on a low-maintenance 385sqm block ensuring you can spend your weekends doing what you love. There are three bedrooms, the master suite with dual built-in robes and en-suite access to the 2-way bathroom with a separate toilet. The long list of extra features includes:- Ducted reverse cycle air-conditioning with 3 zones for complete comfort- Solar panel system to help keep the bills low- A single lock-up garage with a front automatic roller door and drive through access- Built-in robes to two of the bedrooms- A large laundry with external access- An instant gas hot water system- Easy-care landscaped gardens Your new home is just moments from everything Walkley Heights has to offer. This family-friendly suburb renowned for its pretty parks and convenience to shopping, schools and amenities. Ingle Farm East Primary School and the Valley View Secondary School are nearby along with the Ingle Farm Primary School. The Walkley Heights Walking Trail is waiting to be explored, you're just a 4 minute drive to Ingle Farm Shopping Centre and 9 minutes from the Westfield Tea Tree Plaza. Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect! Year Built / 2003 (approx) Land Size / 385sqm (approx) Frontage / 12.5m (approx) Zoning / GN-General Neighbourhood Local Council / City of Port Adelaide Enfield Council Rates / \$1,047 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$125.60 pa (approx) Estimated Rental / \$580-\$630pw Title / Torrens Title 5875/576 Easement(s) / Subject to Service Easement(s) over the Land Marked A for Sewerage Purposes & E for Drainage Purposes - See title Encumbrance(s) / To Land SA - See title Internal Living / 98.3sqm (approx) Total Building / 169.7sqm (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/zF8yhO> 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.