

42 Wyatt Road, Parafield Gardens, SA 5107

House For Sale

Friday, 3 November 2023



42 Wyatt Road, Parafield Gardens, SA 5107

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 820 m2

Type: House



Mike Lao

0882811234



Brendon Ly

0447888444

Auction Sun Dec 10 at 4:30pm onsite (USP)

*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=oGxHnequpVQ>Auction: Sunday the 10th of December 2023 onsite at 4:30pm (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, 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 perfect blend of comfort, style and convenience at 42 Wyatt Road, Parafield Gardens. Investors, families and renovators alike will love this property's location, subdivision potential (STCA) and large easement free block size.Step inside to find a spacious lounge room at the front, complete with large windows and ducted evaporative air-conditioning that flows through the rest of the home.From here, you can flow freely through to the combined kitchen and meals area with Chef appliances for the avid cook along with retro wood cabinets and a tiled backsplash. This light-filled and generous space could comfortably accommodate a revamped kitchen with all-new appliances, updated cabinets and a modern flair.The three bedrooms, set off the hallway, include an expansive master bedroom plus bedroom 3 enjoys convenient direct access into the back yard via a sliding door. The bathroom features a vanity, shower over bath, and a separate toilet.Outside, you can move freely out to the enclosed verandah the expansive backyard provides the perfect canvas to create a thriving kitchen garden or simply for the children and pets to roam freely. The property also includes a double carport with drive-through access to a separate garage. From here you can move to the side yard with a rainwater tank for the green thumb to indulge in their passion for gardening or to the low maintenance lawn area overlooking the pool.Fantastic property features include:- Ducted evaporative air-conditioning throughout- Double carport and separate garage- Plenty of outdoor space to host guests, create vibrant gardens or play with the kids- A generous 820sqm easement-free block with scope to add your own touchesA short walk down the street will take you to the Baltimore Reserve along with the Parafield Plaza Supermarket. You can be at the Parafield Gardens R-7 School, Parafield Gardens High School and Holy Family Catholic School in just minutes while the Parafield Gardens train station is also nearby. Being only a 30-minute drive from the Adelaide CBD ensures this home will suit anyone who travels into the city for work.Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect!Year Built / 1966 (approx)Land Size / 820 sqm (approx) Frontage / 27.7m (approx)Zoning / GN - General NeighbourhoodLocal Council / City of SalisburyCouncil Rates / \$1,648.95 pa (approx)Water Rates (excluding Usage) / \$614.80 pa (approx)Es Levy / \$124.80 pa (approx)Estimated Rental / \$490 - \$530Title / Torrens Title 5641/169Easement(s) / NilEncumbrance(s) / NilInternal Living / 77.5 sqm (approx)Total Building / 226.3 sqm (approx)Construction / Solid Brick 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/dmO9Sk>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.