

# 43 Rivergum Cct, Paralowie, SA 5108

**Professionals**

## Sold House

Tuesday, 16 January 2024

43 Rivergum Cct, Paralowie, SA 5108

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 210 m2**

**Type: House**



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**\$415,000**

Welcome to 43 Rivergum Circuit, Paralowie – where comfort meets convenience! This delightful home, built by Rivergum Homes in 2015, is the perfect opportunity for first home buyers looking to enter the property market or astute investors seeking a valuable addition to their portfolio. Property Features: - 2 Bedrooms with Built-in Robes: Both bedrooms offer practicality and style with built-in robes, providing ample storage space. - Modern Bathroom: The bathroom features a sleek glass-screen shower, toilet, and vanity. The European laundry within the bathroom adds to the efficiency of the space. - Open Plan Living: The heart of the home is the open plan kitchen, meals, and living area located at the rear. The kitchen boasts sufficient cupboard space, a dishwasher, electric oven, and gas cooktop. Stay comfortable all year round with the reverse cycle split system. - Single Garage: The convenience of a single garage with an auto panel lift door ensures secure parking for your vehicle. - Low Maintenance Gardens: Enjoy the outdoors without the hassle. The property features low-maintenance gardens, allowing you to relax and unwind without the extra work. - Interior Features: Floating floorboards in high traffic areas provide a modern touch, while new carpets in the bedrooms add warmth and comfort. - Solar: Take advantage of solar panels, contributing to energy efficiency and cost savings. Location: Situated in close proximity to Hollywood Plaza, schools, parks, and reserves, this home offers the perfect blend of convenience and community. Commuting to the CBD is a breeze with easy access to the North South Motorway. About the Property: - CT Volume/Folio: 6148/231 - Allotment: 8 - Land Area: 210m<sup>2</sup> (Approx.) - Zone: GN – General Neighbourhood - Water Available: Yes - Sewer Available: Yes - Build Date: 2015 - Easement: Subject to service easement(s) for drainage purposes. - Encumbrance: City of Salisbury encumbrance and an agreement under the Development Act, 1993. - Council Rates: \$330 per quarter - SA Water: \$290 per quarter - ESL: \$285 per year Investment Potential: With an expected rental income in the range of \$410 to \$450 per week, this property offers a compelling investment opportunity. Don't miss the chance to make this charming property your new home or a smart investment! Contact us today to arrange a viewing and discover the comfort and convenience that 43 Rivergum Circuit, Paralowie, has to offer. Perfect for first home buyers or investors looking for value and potential growth. Luke Alexander 0420 549 565 Luke@professionalseizabeth.com.au RLA 316093 Property Code: 113