

44A Bagster Road, Salisbury North, SA 5108



House For Sale

Friday, 3 November 2023

44A Bagster Road, Salisbury North, SA 5108

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 300 m2

Type: House



Mike Lao

0882811234



Tyson Bennett

0437161997

\$489,000 - \$529,000

*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://shorturl.at/ckqrY>To submit an offer, please copy and paste this link into your browser: [https://www.edgerealty.com.au/buying/make-an-offer/Mike Lao, Tyson Bennett and Edge Realty RLA256385](https://www.edgerealty.com.au/buying/make-an-offer/Mike%20Lao,%20Tyson%20Bennett%20and%20Edge%20Realty%20RLA256385) are proud to present to the market your family-friendly oasis just a short walk from schools, parks and shops. This contemporary home is the perfect haven for first home buyers, investors, and families alike. The property is currently tenanted with a periodic lease in place returning \$420 per week.The single-storey layout is as bright and inviting as it is functional with ducted evaporative air-conditioning and gas heating, ensuring year-round comfort. A central hallway drawing you through to the open plan living area set at the rear for everyone to enjoy. Take the hassle out of preparing family dinners with this sleek cook's kitchen. A suite of stainless steel appliances will impress plus there's a breakfast bar, a walk-in pantry, overhead cupboards and a tiled backsplash. From here, you can overlook the living area or move outside to the covered pergola and private backyard for hosting guests.All three bedrooms are set off the hallway with the master offering a walk-in robe and an en-suite. Bedroom three has a built-in robe and both are just steps from the main 3-way bathroom ensuring absolute convenience. Completing your new home's floorplan is an internal laundry and a single garage with internal access.Fantastic features we love:- Ducted evaporative air-conditioning throughout- Gas heater in the open plan living- Alarm system, roller shutters and security doors- Kitchen with gas cooktop and electric oven- A fully fenced backyard that's private and easy-care- Single garage with an automatic roller door and internal accessEnsuring a life of absolute convenience, this home is perfectly positioned near Salisbury High School and Salisbury North R-7 Primary School. Happy Home Reserve and the Salisbury Swim Centre are only a short walk from your front door along with Marky Park, local bus stops and Salisbury North Oval. You can be at the Parabanks Shopping Centre is just minutes plus you're within easy reach of the Little Para Golf Course and Nurlutta train station.Call Mike Lao on 0410 390 250 or Tyson Bennett on 0437 161 997 to inspect!Year Built / 2002 (approx)Land Size / 300sqm (approx) Frontage / 10m (approx)Zoning / GN-General NeighbourhoodLocal Council / City of Salisbury Council Rates / \$1,332.48 pa (approx)Water Rates (excluding Usage) / \$614.80 pa (approx)Es Levy / \$110.45 pa (approx)Current Rental / Periodic lease of \$420 pwEstimated Rental / \$470 - \$510 pwTitle / Torrens Title 5861/898Easement(s) / NilEncumbrance(s) / NilInternal Living / 117.1sqm (approx)Total Building / 170.1sqm (approx)Construction / Brick Veneer Gas / Connected Sewerage / MainsSelling InvestmentFor additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/gJI4Oj>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.