

482 Bridge Road, Para Hills West, SA 5096

House For Sale

Tuesday, 16 January 2024



482 Bridge Road, Para Hills West, SA 5096

Bedrooms: 4

Bathrooms: 1

Parkings: 3

Area: 606 m2

Type: House



Mike Lao

0882811234



Brendon Ly

0447888444

\$529,000 - \$579,000

*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=E2a1JuVSDw4>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 wonderful solid brick home standing proud on a 606sqm approx block in sought after Para Hills West. Whether you're a first-time buyer, a seasoned house hunter or a savvy investor, you can't go past this inviting abode well loved by its current owners and ready for you to move in and enjoy or transform into something truly incredible with your loving touch. The formal lounge room is located just off the entry, fitted with pendant lighting, timber-look floating flooring and ducted reverse cycle air-conditioning that services the whole home. This comfortable space will be a favourite place to gather with loved ones at the end of the day or kick back and relax with a good book once the kids are in bed.From here, you can move freely through the glass sliding door into the open plan kitchen and meals area with beautiful natural light coming through the windows and skylight. You can bring your culinary visions to life in the updated kitchen thanks to the gas oven and cooktop. There's ample storage within the built-in pantry, built-in buffet, laminate cabinetry with soft close drawers, all paired with a crisp colour scheme that will appeal to the style-conscious buyer.A rear verandah extends the living space to the outdoors and provides plenty of room to host guests or simply ease into the day with your morning coffee. There is a double carport plus a separate garage to securely park your vehicles or work on your next home project.Back inside, there are four spacious bedrooms, the master with a built-in robe. To service them is a central bathroom with a separate toilet and laundry room with convenient external access.Key features you'll love about this home:- Solid brick home on a 606sqm approx block- Ducted reverse cycle air-conditioning throughout with 5 zones- Four bedrooms, the master bedroom with a built-in robe and ceiling fan-Fridge, washing machine, freestanding cabinets in the lounge, bed 2, bed 3 and laundry included - Two-car carport with drive-through access to a separate garage with benches and shelving- Shed with lights, power and concrete flooring- Rainwater tank with an electric pumpEnhancing the appeal of this home is its incredible location. You can walk to Para Hills West Primary School, Para Hills High School, The Somerset Hotel and IGA Para Hills along with other amenities and dining options. The Para Hills Community Club, The Paddocks park and walking trails are just down the road, it's a 5 minute drive to the new District Outlet Centre and just 28 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 / 1966 (approx)Land Size / 606.18sqm (approx)Frontage / 19.81m (approx)Zoning / GN-General NeighbourhoodLocal Council / City of Salisbury Council Rates / \$1,249.20 pa (approx)Water Rates (excluding Usage) / \$614.80 pa (approx)Es Levy / \$106.70 pa (approx)Estimated Rental / \$500-\$550pwTitle / Torrens Title 5589/57Easement(s) / NilEncumbrance(s) / NilInternal Living / 103.2sqm (approx)Total Building / 231.7sqm (approx)Construction / Solid BrickGas / Connected Sewerage / Mains RelocatingFor additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/MNI7qj>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.