

5 Kent Avenue, Brahma Lodge, SA 5109

House For Sale

Wednesday, 6 December 2023



5 Kent Avenue, Brahma Lodge, SA 5109

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 724 m2

Type: House



Mike Lao

0882811234



Brendon Ly

0447888444

\$439,000 - \$479,000

*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=H2SnLbAYHGHT>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 a beautifully renovated home offering a life of comfort and convenience to its new owners. Set on a 724sqm block, this single-level easy care abode features three bedrooms, one bathroom, an open plan living area and large backyard to satisfy all your lifestyle needs. Stepping inside you are welcomed by the light-filled lounge adorned with pendant lighting, sheer curtains, roller shutters and ducted air-conditioning that flows throughout the home. This space also connects to the dining area which has a glass sliding door leading out to the rear verandah, the perfect space for you to dine alfresco or simply enjoy your morning coffee. The galley kitchen boasts ample storage space within the modern laminate cabinetry, while the butcher block benchtops provide plenty of room to prepare your meals. Here, you are also treated to a self cleaning Pyrolytic electric oven which has child lock, weight and rapid heating functions, an induction cooktop, Solt dishwasher and stylish subway tile splashback. There are three air-conditioned bedrooms, including your master which is amazingly spacious, making it ideal for a growing family, an office or reading nook. Central to the bedrooms is the main bathroom which has a shower, bath, single sink and a separate toilet for added convenience. Outside, you will find the spacious outdoor area which is full of potential. The new owners could look to add the landscaped garden of their dreams, grow their own veggies or add a sparkling swimming pool (STCA). There is already a verandah and pergola, ideal for entertaining friends or to sit back as you watch the kids and pets play safely in the fully fenced yard. More fantastic features you'll love about this home include: • Ducted evaporative air-conditioning throughout • Reverse cycle split-system air-conditioning in the open plan living • Pyrolytic oven with a child proof lock and auto-pilot feature • Internal laundry with rear access • Rainwater tank and roller shutters • Two garden sheds for further storage space • Rheem instant gas hot water system Families will love living so close to the Brahma Lodge Primary School while bus stops and the picturesque Cockburn Green are also nearby. There are a host of shops within easy reach including the Parabanks Shopping Centre plus you'll be just a seven-minute drive from the Lyell McEwin Hospital and approximately thirty-minutes from the Adelaide CBD. Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect! Year Built / 1964 (approx) Land Size / 724.64sqm (approx) Frontage / 19.81m (approx) Zoning / GN-General Neighbourhood Local Council / City of Salisbury Council Rates / \$1,300 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$106 pa (approx) Estimated Rental / \$500 - \$550 pw Title / Torrens Title 5591/140 Easement(s) / Nil Encumbrance(s) / Nil Internal Living / 86.3sqm (approx) Total Building / 211.8sqm (approx) Construction / Brick Veneer Gas / Connected Sewerage / Mains Relocating For additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/EGoB2n> 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.