

57 Gloucester Avenue, Salisbury East, SA 5109

House For Sale

Wednesday, 1 May 2024



57 Gloucester Avenue, Salisbury East, SA 5109

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 594 m2

Type: House



Mike Lao

0882811234



Brendon Ly

0447888444

\$599,000 - \$649,000

*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=aUvBokEtVg8>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 modern 4-bedroom renovated masterpiece. Nestled in a serene family-friendly avenue, this residence offers a blend of modern aesthetics and comfort, promising an exquisite lifestyle for discerning homeowners. Upon arrival, be greeted by the easy-care landscaped front garden and stylish rendered façade, paired with an extra wide driveway providing a warm welcome home. The light filled lounge room is set at the front of the home, with arched windows, reverse cycle split-system air-conditioning, a gas heater and a soothing neutral colour palette that flows throughout. From the lounge, you can step directly into the open plan kitchen and meals area with direct access via glass sliding doors to the rear verandah, ideal for indoor-outdoor entertaining. The home chef is sure to love whipping up a delicious meal in the gourmet kitchen with a suite of quality stainless appliances on hand including a gas cooktop and electric oven. Ample storage awaits within the large corner pantry and overhead cupboards, while sweeping laminate benchtops, complete with a breakfast bar, beckon for casual dining moments. Entertain in style as you seamlessly transition from indoors to outdoors through glass sliding doors, leading to the covered verandah spanning the full width of the home. Surrounded by low-maintenance gardens and a sunny paved patio, this alfresco space sets the scene for memorable gatherings and summer BBQs with loved ones. Also housed under the rear verandah is the convenient outdoor powder room plus there is an external rumpus room, perfect to set up your home office, games room or teenager's retreat. Continue through the rest of the residence to discover four bedrooms, all with new laminate floating floors underfoot and two fitted with built-in robes. To service them is the laundry with external access and main bathroom with a step-in shower, soaking bath, vanity and separate toilet. Key features you'll love about this home:- Reverse cycle split-system air-conditioning and gas heating in the lounge- Ceiling fan in the master bedroom- Security doors and automatic roller shutters- Double length carport with an automatic roller door- Separate garage/shed with lined rumpus room- Freshly painted interior and rendered facade- New laminate floating floors in kitchen/dining and all bedrooms- Instant gas hot water With everything you could ever need nearby, this could be the life of convenience you've been dreaming of. You are in close proximity to Tyndale Christian School and Salisbury East High School as well as picturesque reserves including the Norwich Road Reserve and Cobbler Creek. To top it off, this wonderful abode is a mere 5-minute drive away from Saints Shopping Centre and 35 minutes from the Adelaide CBD, offering the optimal balance of suburban living. Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect! Year Built / 1975 (approx) Land Size / 594.66sqm (approx) Frontage / 19.51m (approx) Zoning / GN-General Neighbourhood Local Council / City of Salisbury Council Rates / \$1,449.08 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$115.75 pa (approx) Estimated Rental / \$600-\$660pw Title / Torrens Title 5455/336 Easement(s) / Nil Encumbrance(s) / Nil Internal Living / 109sqm (approx) Total Building / 229.3sqm (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/1qKe6r> If this property is to be sold via Auction, the Vendors Statement (Form 1) may be inspected at the Edge Realty Office at 4/25 Wiltshire Street, Salisbury for 3 consecutive business days prior to the Auction and at the Auction for 30 minutes before it starts. Want to find out where your property sits within the market? Receive a free online appraisal of your property delivered to your inbox by entering your details here: [https://www.edgerealty.com.au/Edge Realty RLA256385](https://www.edgerealty.com.au/Edge%20Realty%20RLA256385) 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.