

**6 Coonong Avenue, Pooraka, SA 5095**



**Sold House**

Tuesday, 21 November 2023

6 Coonong Avenue, Pooraka, SA 5095

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 696 m2**

**Type: House**



Mike Lao

0882811234



Brendon Ly

0447888444

## Contact agent

\*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=udHTCpQKjy7>Auction: Sunday 10th December 2023 onsite at 4:30pm (Unless Sold Prior)Price Guide: \$550,000To 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 delightful 3-bedroom family home, perfectly positioned on a quiet tree lined street. The vibrant front yard and secure fence with a sliding gate add instant street appeal and welcome you home to step inside and revel in the space and comfort of this idyllic abode. The wonderful interior is filled with gorgeous natural light, a soft colour palette, detailed cornices and luxury vinyl plank flooring underfoot, while the floorplan creates a sense of seamless flow between living spaces.The spacious lounge sits at the front of the home and offers real room to stretch out, relax and unwind with reverse cycle split-system air-conditioning keeping the solid brick interior comfortable year round. The home chef will be well-equipped in the open plan kitchen and meals area with a gas cooktop and oven, double sink with a vege spray mixer tap and bountiful benchtop space.An external access door opens to the expansive outdoor entertaining area, offering a natural outdoor extension of the living space and the perfect spot for alfresco dining and get togethers, or simply for quiet relaxation. Beyond the pergola, the garden has fenced vegetable gardens with real space to move and play and create a thriving garden. There are two sheds for storing tools and equipment, plus a single carport with an automatic roller door and rear access.Back inside, each of the bedrooms are comfortably sized, the master with a built-in wardrobe and ceiling fan and bedroom two with air-conditioning and an opulent retreat area with external access. The bathroom features a step-in shower, vanity, floor-to-ceiling tiles and a separate water closet.Features you'll love about this property:- Solar system with 14 panels- Air-conditioning in the lounge and bedroom two - Attached single carport with an automatic roller door and rear access- Fenced vegetable gardens for the green thumb- Roller shutters, security doors and front fence with sliding gate- Detailed cornices and ceiling rosesIn addition to all these amazing features, residents will love this home's location, with easy access to Lindblom Park, The Gepps Cross Home Centre and Ingle Farm Shopping Centre. Nearby schools include Pooraka Primary School, Roma Mitchell College and Endeavour College and for those looking to commute will find convenient access to Main North Road.Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect!Year Built / 1963 (approx)Land Size / 696.4sqm (approx)Frontage / 18.28m (approx)Zoning / GN-General NeighbourhoodLocal Council / City of Salisbury Council Rates / \$1,632.29 pa (approx)Water Rates (excluding Usage) / \$614.80 pa (approx)Es Levy / \$127 pa (approx)Estimated Rental / \$500-\$550pwTitle / Torrens Title 5618/680Easement(s) / NilEncumbrance(s) / NilInternal Living / 97.3sqm (approx)Total Building / 239.6sqm (approx)Construction / Solid BrickGas / Connected Sewerage / Mains For additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/jl2jCj>Vendors Statement: The vendor's statement (Form 1) may be inspected at the Edge Realty Office at 5/25 Wiltshire Street, Salisbury for 3 consecutive business days prior to the auction and at the auction for 30 minutes before it starts.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.