

6 Mostyn Crescent, Salisbury East, SA 5109



Sold House

Sunday, 12 November 2023

6 Mostyn Crescent, Salisbury East, SA 5109

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 584 m2

Type: House



Mike Lao
0882811234



Brendon Ly
0447888444

\$592,000

*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=Gr4BbLRLBUh>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 beautifully renovated home with a list of must have features that will tick all your boxes! With three bedrooms, one bathroom, an open plan living area and outdoor oasis, this home offers plenty of space to satisfy all your lifestyle needs. Step directly into the open plan living and meals area adorned with LED down lights, a ceiling fan and hybrid floating flooring creating a serene and inviting atmosphere. The home is serviced with ducted air-conditioning as well as a split system air-conditioning unit in the living space ensuring year round comfort. From here, you can move freely into the kitchen which has a modern and fresh feel. You can bring your culinary visions to life thanks to the freestanding Smeg oven and 900mm gas cooktop, plus there's also a stylish subway tile backsplash, dishwasher and ample storage within the laminate cabinetry and built-in pantry. There are three bedrooms offering a peaceful retreat, all with a built-in robes and ceiling fans. To service them is a central bathroom which boasts a shower with a recessed shelf and detachable shower head, a modern vanity, bath plus a separate toilet for added convenience. Completing the internal floorplan is the laundry room with linen storage and external access. Heading outside you will find the spacious covered verandah, ideal for entertaining friends and family with lights, a TV point, a built-in BBQ area and decking underfoot. From here you can watch over kids or pets playing in the beautifully landscaped yard with raised garden beds surrounding the lush lawn. There is a double carport with an automatic roller door for secure vehicle storage, plus ample parking space on the spacious concrete driveway and a second paved area which could house a boat or caravan. Fantastic property features include: • Ducted evaporative air-conditioning • Reverse cycle split-system air-conditioning in the lounge • Rinnai instant gas hot water system • Security alarm system and automatic sensor lights • Stylish kitchen with gas cooking, dishwasher and ample storage • Built-in robes to all three bedrooms • Semi-enclosed verandah with a bbq area and decking • Double carport with an automatic roller door and rear access • Double driveway and paved area to store your boat, trailer or caravan • Garden shed for extra storage The home's central location places you within easy reach of all that you could need, including local supermarkets, local parks and Keller Road Primary School, which are a short stroll away. Other schools such as Para Hills High School and Para Hills West Primary School are a few minutes' drive away, as are shopping centres and amenities. You can be at Westfield Tea Tree Plaza in 11 minutes, and those who travel to the city for work can be there in under 40 minutes. Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect! Year Built / 1973 (approx) Land Size / 584.96sqm (approx) Frontage / 18.28m (approx) Zoning / GN-General Neighbourhood Local Council / City of Salisbury Council Rates / \$1,249 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$106 pa (approx) Estimated Rental / \$570-\$620pw Title / Torrens Title 5243/846 Easement(s) / Nil Encumbrance(s) / Nil Internal Living / 101.2sqm (approx) Total Building / 223.7sqm (approx) Construction / Brick Veneer Gas / Connected Sewerage / Mains For additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/W3pp8p> 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. 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