

6 Nutter Court, Para Hills West, SA 5096

Sold House

Wednesday, 6 March 2024



6 Nutter Court, Para Hills West, SA 5096

Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 655 m2

Type: House



Mike Lao

0882811234



Tyson Bennett

0437161997

\$600,000

*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://shorturl.at/bEHNOT> To submit an offer, please copy and paste this link into your browser: [https://www.edgerealty.com.au/buying/make-an-offer/Mike Lao, Tyson Bennett and Edge Realty RLA256385](https://www.edgerealty.com.au/buying/make-an-offer/Mike%20Lao,%20Tyson%20Bennett%20and%20Edge%20Realty%20RLA256385) are proud to present to the market this exceptional property situated in a highly sought-after neighbourhood. This home offers a perfect blend of style, comfort, and convenience with evaporative air-conditioning throughout, ensuring year-round comfort. The property is currently tenanted with a fixed lease of \$420 per week in place until 27/6/2024. As you approach the property, dual driveways and a classic red brick face welcome you home. Upon entering, you are greeted by a spacious lounge, adorned with a combination of slate stone flooring, floating floors and large windows that allow beautiful natural light seep through. From here you can step through to the open plan meals and kitchen area with two access doors either side to the outdoors, perfect for entertaining guests and creating a seamless flow between the areas. The kitchen boasts a freestanding gas cooktop and oven, sweeping wooden benchtops and ample storage space within the built-in pantry and overhead cupboards. Outside, you'll discover two large verandahs either side for year round outdoor dining with loved ones, to start your day with a cup of coffee or enjoy a book in hand. The double carport has an automatic roller door and rear access to an external rumpus room that is currently being used as a fourth bedroom. The second carport also has convenient rear access to the separate garage with an attached shed providing ample space for all your storage requirements. Back inside, the main home offers three bedrooms, including a master suite with a built-in robe and a three piece en-suite. Bedroom two has a walk-in robe and bedroom 3 has direct access to the carport/verandah. The main bathroom is well-appointed with a combined shower/bath, sink, and a separate toilet for added convenience. Key features you'll love about this home:- Ducted evaporative air-conditioning throughout the main home- Reverse cycle air-conditioning units in the lounge and rumpus/bed 4- Combustion heater in the meals- Two outdoor verandahs for all weather outdoor entertaining- Dual driveways, two carports and a separate garage- Roller shutters and security doors Whether you fall in love with the home or the convenient location, either way, you won't be disappointed. This easy-care home is located just a short walk from the Para Hills Community Club, The Paddocks park with lots of walking tracks to explore. A host of schools are within minutes of your new abode including Para Hills High School, Para Hills P-6 School and Para Hills West Preschool. When it comes to shops, you are only a 5-minute drive from the Para Hills Shopping Centre and it is less than 10 minutes to Mawson Central. Those who commute to the city can be in the heart of the Adelaide CBD within 30 minutes. Call Mike Lao on 0410 390 250 or Tyson Bennett on 0437 161 997 to inspect! Year Built / 1979 (approx) Land Size / 655sqm (approx) Frontage / 18m (approx) Zoning / GN - General Neighbourhood Local Council / City of Salisbury Council Rates / \$1,515.70 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$118.75 pa (approx) Estimated Rental / \$540-\$590pw Current Rental / Fixed lease of \$420 per week in place until 27/6/2024 Title / Torrens Title 5156/723 Easement(s) / Nil Encumbrance(s) / Nil Internal Living / 136.3sqm (approx) Total Building / 310sqm (approx) Construction / Brick Veneer Gas / Connected Sewerage / Mains Selling Investment For additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/p2P1yplf> 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: [www.edgerealty.com.au/Edge Realty RLA256385](https://www.edgerealty.com.au/EdgeRealtyRLA256385) 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.