

8 Dorian Street, Para Vista, SA 5093



House For Sale

Thursday, 13 June 2024

8 Dorian Street, Para Vista, SA 5093

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 720 m2

Type: House



Mike Lao

0882811234



Tyson Bennett

0437161997

Auction Wed 26/6/24 at 6:15PM on site (USP)

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=Weo3FEK6caw> Auction Wednesday the 26th of June 2024 onsite at 6:15pm (Unless Sold Prior) 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 a fantastic opportunity for families, first home buyers, and astute investors! This beautifully updated family home offers the perfect blend of modern comforts and classic functionality, creating a warm and inviting space you'll love coming home to. Featuring ducted reverse cycle air-conditioning for year-round comfort and an impressive solar system to help keep those energy bills low, this home is as practical as it is stylish. Step inside and be greeted by a light-filled haven. The front lounge boasts an Illusion gas heater for cozy winter nights, block-out blinds and electric roller shutters for ultimate privacy, and stunning vinyl plank flooring that flows seamlessly throughout the living areas. Entertain family and friends in style in the separate dining room, featuring an accent feature wall and sliding doors that open onto the front verandah, perfect for creating an effortless indoor/outdoor flow. And for the entertainers at heart, there's an external rumpus room or "man cave" set under a pitched roof, complete with a built-in bar area, air-conditioning and dart board - the perfect space for unwinding after a long day. The heart of the home is the galley-shaped kitchen, offering direct access to the rear verandah for effortless entertaining. Polytec profile cabinetry along with the walk-in pantry is a dream come true for any home chef, complete with a sensor light for added convenience. Whip up culinary masterpieces with the electric cooktop, oven with a separate grill, and ample bench space. The chopping board island bench makes meal prep a breeze, and the dishwasher and 3-way pura tap mixer tap add the finishing touches to this functional and stylish space. Retiring for the night is a pleasure in any of the three well-appointed bedrooms, all featuring mirrored built-in robes for clutter-free living. The main bedroom boasts a stunning vertical slat feature wall and electric roller shutters, while bedrooms two and three showcase elegant wainscoting. Stepping outside, you'll be greeted by your very own private oasis. Relax and unwind on the expansive rear verandah, complete with a wall-mounted TV and cafe blinds for year-round enjoyment. Take a refreshing dip in the sparkling in-ground salt-chlorinated solar-heated pool, perfect for balmy summer days. For the car enthusiast or avid hobbyist, the double-length carport with internal and rear access provides ample secure parking. The concrete driveway and secondary paved driveway provide additional parking with caravan or boat access, while the cat enclosure ensures your furry friend can enjoy the outdoors safely. This exceptional property truly has something for everyone. Key features you'll love about this home: - 7kW Solar system (approx - as advised by vendors) - Mitsubishi reverse cycle air-conditioning with 5 zones - Illusion gas heater in the front lounge - Split-system air-conditioning in the external rumpus - Solar heated, salt chlorinated in ground pool - Underground irrigation with automatic timers - Double length carport - External shed with lights, power and paved flooring - Instant gas hot water system - Pool table is negotiable Kentish Green Reserve and Para Vista Shopping Centre are within walking distance of your new home, offering green space, playgrounds, and all your shopping needs. For families, East Para Primary School, Para Vista Primary and Valley View Secondary School are nearby. Westfield Tea Tree Plaza Shopping Centre and Ingle Farm Shopping Centre are also a short drive away, providing a wealth of retail therapy options. Plus, the Adelaide CBD is just a 30-minute drive, perfect for weekend adventures or city commutes. Call Mike Lao on 0410 390 250 or Tyson Bennett on 0437 161 997 to inspect! Year Built / 1972 (approx) Land Size / 720sqm (approx - sourced from Land Services SA) Frontage / 19.32m (approx) Zoning / GN-General Neighbourhood Local Council / City of Salisbury Council Rates / \$1,400 pa (approx) Water Rates (excluding Usage) / \$620 pa (approx) Es Levy / \$150 pa (approx) Estimated Rental / \$690-\$750pw (approx) Title / Torrens Title 5259/264 Easement(s) / Nil Encumbrance(s) / Nil Internal Living / 156sqm (approx) Total Building / 314.9sqm (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/ZF0uHW> 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. 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.