

8 Vivian Court, Salisbury North, SA 5108

House For Sale

Tuesday, 21 May 2024



8 Vivian Court, Salisbury North, SA 5108

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 710 m2

Type: House



Mike Lao

0882811234



Brendon Ly

0447888444

\$539,000 - \$589,000

*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=KerKKXQaHWO>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 wonderful three bedroom home in the sought after suburb of Salisbury North. Situated on a generous 710sqm approx block, this property embodies style, comfort, and functionality, making it the perfect place to call home or be the next investment to boost your portfolio.Step inside to find the light-filled lounge room set at the front of the layout with an air-conditioning unit, ceiling fan, gas heater, floating floors and roller shutters promising privacy and comfort year-round. This space has plenty of room for the whole family to spread out and relax. Transition seamlessly into the open plan kitchen and meals area, which is fitted with a ceiling fan, skylight and glass sliding door, allowing for temperature control whilst an abundance of natural light fills the space. The kitchen features a built-in pantry, Chef gas cooktop and oven, 1.5 sink, and ample storage in the laminate cabinetry and overhead cupboards. This home provides a peaceful retreat for the whole family with three spacious bedrooms containing built-in robes and roller shutters. Bedroom 2 and 3 have comfortable carpet flooring underfoot, whilst the master has easy-care floating floors. Furthermore, the master and bedroom 2 are fitted with ceiling fans with lights. All bedrooms are serviced by the shared bathroom, which features a shower, bath, and a separate toilet.Outside, you'll find a flat roof verandah with lights that can be utilised as more secure off-street car-parking spaces for the whole family. The kids and pets can play safely in the fully fenced yard, and there are two separate sheds to cater to your storage needs or next DIY project.Key features you'll love about this home:•Fujitsu refrigerated air conditioning wall unit in lounge•Ceiling fans in lounge, meals, master and bedroom 2•FAI Security Guard SGII •Roller shutters throughout and 3 security doors on front and side doors •Double width carport with rear access to double length carport•Ample off street parking on the expansive driveway•Rainwater tank•NBN readyFamilies will appreciate being so close to a selection of local schools including Paralowie R-12 School and Lake Windemere School. The Kaurna Park Wetlands and the Lake Windemere Playground are nearby and you're conveniently located between both the Parabanks Shopping Centre and the Springbank Plaza Shopping Centre.Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect!Year Built / 1984 (approx)Land Size / 710sqm (approx - sourced from Land Services SA)Frontage / IrregularZoning / GN - General NeighbourhoodLocal Council / City of Salisbury Council Rates / \$1,249.20 pa (approx)Water Rates (excluding Usage) / \$614.80 pa (approx)Es Levy / \$106.70 pa (approx)Estimated Rental / \$530 - \$580pwTitle / Torrens Title 5230/891Easement(s) / To the City of Salisbury for drainage purposes - See Title Encumbrance(s) / To Hickinbotham Homes - See TitleInternal Living / 101sqm (approx)Total Building / 193sqm (approx)Construction / Brick VeneerGas / Connected Sewerage / Mains For additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/XzHRi2>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.