

9 Caruso Crescent, Brahma Lodge, SA 5109



Sold House

Saturday, 17 February 2024

9 Caruso Crescent, Brahma Lodge, SA 5109

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 664 m2

Type: House



Mike Lao
0882811234



Brendon Ly
0447888444

\$565,000

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 beautiful three bedroom brick abode full of a bright interior space, a wonderful outdoor area, and in a location with fantastic shopping, transport and more; this is a home sure not to stay on the market for long. The property is currently tenanted with a fixed lease of \$430 per week in place until 9/7/2024. Vibrant gardens add instant street appeal and welcomes you step inside to discover a neutral colour scheme and floating flooring offering a delightful sense of modernity. Entertain guests or spend quality time with loved ones in the front lounge room with the comfort of air-conditioning and a gas heater whilst the warm sunshine beams in through the window. You'll enjoy an open plan dining and kitchen area, a gas cooktop, gas oven, laminate benchtops and overhead storage. All three bedrooms are fitted with ceiling fans and built-in robes, offering ample space for friends and family. The central bathroom has floor-to-ceiling tiles, a shower over a large corner spa bath, single vanity and a separate toilet to accommodate busy households. Dine alfresco or enjoy your morning coffee under the expansive covered verandah. The children and family pet can explore the fully fenced back yard while a chicken coop, animal enclosure and two aviaries ensure your feathered friends are safe. You can securely park your car in the separate garage. There is ample parking space on the concrete driveway and a second gravel area which could house a boat or caravan. Key features you'll love about this home:- 5kW solar panel system- Split-system air-conditioner in the open plan living and bedroom 3- Gas heater in the open plan living- Ceiling fans and built-in robes in all three bedrooms- Outdoor verandah with paved flooring- Chicken coop, animal enclosure and two aviaries- Rainwater tank- Separate garage and additional parking on the driveway- Security doors and cameras Convenience is assured within this peaceful pocket of Brahma Lodge. Families will love living so close to the Brahma Lodge Primary School while bus stops and the picturesque Cockburn Green are also nearby. There are a host of shops within easy reach including the Parabanks Shopping Centre, you'll live just a seven-minute drive from the Lyell McEwin Hospital and approx thirty-minutes from the Adelaide CBD. Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect! Year Built / 1966 (approx) Land Size / 664.03sqm (approx - sourced from Land Services SA) Frontage / 19.81m (approx) Zoning / GN - General Neighbourhood Local Council / City of Salisbury Council Rates / \$1,215.89 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$105.15 pa (approx) Current Rental / Fixed lease of \$430 pw until 9/7/2024 Estimated Rental / \$500-\$550pw Title / Torrens Title 5583/846 Easement(s) / Nil Encumbrance(s) / Nil Internal Living / 84.3sqm (approx) Total Building / 220.1sqm (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/bd9sLzIf> 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. 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.