

**9 Galleon Drive, Paralowie, SA 5108**



**House For Sale**

Tuesday, 26 March 2024

9 Galleon Drive, Paralowie, SA 5108

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 7**

**Area: 629 m2**

**Type: House**



Mike Lao

0882811234



Brendon Ly

0447888444

## \$549,000 - \$599,000

\*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=pYwtfL8D4Ec>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 sensational three bathroom one bathroom home with multiple living and entertaining areas, ready for you to move in and make your own. Situated on an enviable 629sqm corner block, this residence offers an optimal blend of style, comfort, and functionality, making it the perfect place to call home or be the next investment to boost your portfolio.A charismatic archway add instant street appeal along with low-maintenance landscaped front gardens. There is convenient corner and rear access to the back of the property where you will find ample car parking space in the expansive garage and carport. With lights, automatic roller doors, concrete flooring and 6.2m x 10.5m in size, the garage is perfect for your at home business or securing your car, boat, caravan and more! Step inside to find the spacious lounge room set at the front of the layout with an air-conditioning unit, electric roller shutters promising privacy and easy-care floating floors underfoot. This space has plenty of room for the whole family to spread out and relax. From here, you can transition seamlessly into the combined kitchen, meals and family area where the home chef can prepare feasts whilst remaining involved in family activities. The U-shaped kitchen is equipped with a freestanding gas cooktop and oven, 1.5 sink with a mixer tap, painted wood cabinetry, laminate benchtops and charming slate stone flooring. The open living area contains a sliding door to the rear verandah, making it ideal for entertaining guests.In the left wing of the home are three bedrooms, which are fitted with ceiling fans and recently installed carpet flooring. The master bedroom enjoys a split system air-conditioning unit, mirrored built in robe and electric roller shutters. All rooms have easy access to the bathroom complete with a vanity, bath, shower and separate toilet. Heading back outside you will find the spacious rear verandah, ideal for entertaining friends and family. From here you can watch over kids or pets safely play in the fully fenced yard, or enjoy direct access to the neighbouring reserve through the rear double gates.Key features you'll love about this home:•Air-conditioning units in lounge and master bedroom•Updated bathroom with new bath, wall tiles, taps, showerhead and cistern •New plush carpet flooring, ceiling fans and robes in bedrooms•Carport with an automatic roller door and rear access to the separate garage•6.2x10.5m garage with dual automatic roller doors and corner access•Alarm system and electric roller shutters•Dux Endurance gas hot water systemBy being located in close proximity to several reserves including Venturi Avenue Reserve, as well as schools such as Bethany Christian School, Temple Christian College and Paralowie R-12 School, there is no shortage of amenities that are easily accessible from this property. With Paralowie Village and Paralowie Plaza Shopping Centres just a few minutes away, there are plenty of shopping options readily available, and the Adelaide CBD is only a 34-minute drive thanks to the nearby Southern Expressway and Princess Highway.Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect!Year Built / 1981 (approx)Land Size / 629sqm (approx - sourced from Land Services SA)Frontage / 17.86m (approx)Zoning / GN - General NeighbourhoodLocal Council / City of Salisbury Council Rates / \$1,465.73 pa (approx)Water Rates (excluding Usage) / \$614.80 pa (approx)Es Levy / \$116.50 pa (approx)Estimated Rental / \$530 - \$570 pwTitle / Torrens Title 5130/909Easement(s) / NilEncumbrance(s) / NilInternal Living / 113.3sqm (approx)Total Building / 312.2sqm (approx)Construction / Brick VeneerGas / ConnectedSewerage / Mains For additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/Ea6c9blf> 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.