

9 Kelsey Road, Salisbury North, SA 5108



Sold House

Tuesday, 27 February 2024

9 Kelsey Road, Salisbury North, SA 5108

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 515 m2

Type: House



Mike Lao

0882811234



Tyson Bennett

0437161997

\$393,500

*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=noxBB5NxDhS>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 charming abode that's perfectly suited to first-time buyers, downsizers and discerning investors alike. A quaint, rendered facade and landscaped garden provide the ideal welcome to your new home with a covered verandah offering a charming space to relax with a coffee and watch the world go by. Inside, the entry opens to reveal a spacious and air-conditioned lounge room which features oyster lighting, comfortable carpet flooring and flows into the open-plan kitchen and meals space. Here you will find a Simpson freestanding cooktop and oven, single sink with a PuraTap, tiled splashback, sweeping benchtops and laminate cabinetry. Both bedrooms are generous in size, the master boasts ensuite access to the bathroom which has a single shower, vanity, bath and separate toilet located off the laundry. The second bedroom has a built-in robe and views over the front yard. Step outside to find a spacious verandah with concrete and paved flooring. Those with kids and a family pet will appreciate the landscaped rear yard. This home would make the ideal family abode or investment with everything the future residents could ever wish for. Key features you'll love about this home: • Solar panel system with 8 x panels • Reverse cycle air-conditioning in the lounge • Single carport with an automatic roller door and rear access • Landscaped gardens and a rainwater tank • Tri-lock security doors for peace of mind This property's location is sure to impress with Salisbury North Oval across the road, you can walk to the local bus stop and local eateries while Salisbury North R-7 Primary School, Salisbury High School and Paralowie R-12 School are within easy reach. Drakes Salisbury North and Parabanks Shopping Centre are a short drive away with plenty of dining and shopping options, plus many amenities. Call Mike Lao on 0410 390 250 or Tyson Bennett on 0437 161 997 to inspect! Year Built / 1962 (approx) Land Size / 515sqm (approx - sourced from Land Services SA) Frontage / 18.58m (approx) Zoning / GN-General Neighbourhood Local Council / City of Salisbury Council Rates / \$1,175.03 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$90.85 pa (approx) Estimated Rental / \$340 - \$370 pw Title / Torrens Title 5596/208 Easement(s) / Subject to Party Wall Right(s) over the Land Marked C & D - See title Encumbrance(s) / Nil Internal Living / 70sqm (approx) Total Building / 115sqm (approx) Construction / Solid Brick Gas / Not Connected Sewerage / Mains For additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/Onip5L> 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](http://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.