

14 Dorothy Street, Brahma Lodge, SA 5109

House For Sale

Tuesday, 19 March 2024



14 Dorothy Street, Brahma Lodge, SA 5109

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 624 m2

Type: House



Mike Lao

0882811234



Brendon Ly

0447888444

\$479,000 - \$519,000

*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://shorturl.at/bDF18>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 spacious family home with classic charm that is ready to be customised to create your ideal living space. Situated in the serene suburb of Brahma Lodge, 14 Dorothy Street beckons first home buyers, savvy investors, and growing families alike. Nestled on a generous 624sqm block with an impressive 19.5m frontage, this 3-bedroom, 1-bathroom brick home is bursting with promise. Step inside to the formal lounge room, located just off the entry, which welcomes you with comfort and charm through air conditioning, pendant lighting, and pine floorboards. From here, you can make your way into the spacious open-plan kitchen and meals area. Here, you'll find a well-appointed kitchen featuring a gas cooktop and oven, original wooden cabinetry with overhead cupboards, laminate benchtops and ample room for culinary adventures. The home comprises of three well-sized bedrooms, all conveniently located in one wing of the home and with comfortable carpet underfoot. These are serviced by a central bathroom, which offers a combined shower bath, sink, and wall-mounted medicine cabinet, accompanied by a separate toilet. Outside, an expansive verandah invites al fresco entertaining, overlooking the fully-fenced backyard which is complete with a paved fire pit area and a separate pergola-a perfect setting for gatherings with loved ones. Key features you'll love about this home: Brick home on 624sqm approx block with 19.5m frontage Air conditioning unit in the front lounge 6kW solar system with 20 panels Kitchen with gas cooking Double length carport with roller door and rear access Separate garage with power Expansive rear verandah and separate pergola Convenience is key with this prime location. Enjoy easy access to local amenities, including nearby bus stops, Baynes Green Reserve, and Cokers Reserve. Families will appreciate the proximity to Brahma Lodge Primary School and Salisbury East High School, while Parabanks Shopping Centre offers a variety of shopping and dining options just a few minutes away. Plus, with a mere 35-minute drive to Adelaide CBD, you can enjoy the best of both worlds-peaceful suburban living with city conveniences within reach. Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect! Year Built / 1962 (approx) Land Size / 624sqm (approx - sourced from Land Services SA) Frontage / 19.5m (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) Estimated Rental / \$490 - \$530 pw Title / Torrens Title 5263/831 Easement(s) / Nil Encumbrance(s) / Nil Internal Living / 94.9sqm (approx) Total Building / 210.4sqm (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/rdkQQW> 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.