

**18 Taunton Avenue, Enfield, SA 5085**



**House For Sale**

Wednesday, 19 June 2024

18 Taunton Avenue, Enfield, SA 5085

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 387 m2**

**Type: House**



Mike Lao

0882811234



Tyson Bennett

0437161997

## Auction Wed 10/7/24 at 6:15PM on site (USP)

\*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=pzmJKcrSxK1> Auction Wednesday the 10th of July 2024 onsite at 6:15pm (Unless Sold Prior) 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) is proud to present to the market this stunning executive townhouse, perfect for families, first home buyers, young professionals or savvy investors! Ideal for year-round comfort, this incredible property boasts ducted reverse cycle air-conditioning and a solar system to keep energy bills low. Currently operating as a successful Air Bnb (with furniture included!), this incredible property offers the best of both worlds: a luxurious, low-maintenance haven for you to call home, or a ready-made income generator. Step inside and be greeted by a spacious open-plan living area on the lower level, featuring high ceilings that create a sense of grandeur. Sliding doors open seamlessly to the alfresco area, perfect for seamless indoor-outdoor entertaining. Upstairs, a second living area offers a dedicated lounge space and even a fun pool table, ideal for game nights or family movie marathons. The heart of the home is the modern kitchen, overlooking the downstairs living area. Whip up culinary masterpieces with ease thanks to the large walk-in pantry, a premium 900mm gas cooktop, electric oven, dishwasher, and stunning stone benchtops with a breakfast bar. The window splashback adds a touch of style while allowing natural light to flood the space. This impressive townhouse boasts five spacious bedrooms and three and a half bathrooms. Two luxurious master suites offer walk-in robes and private en-suites with floor-to-ceiling tiles and dual showerheads. The remaining three bedrooms with built-in robes ensure comfortable accommodation for everyone. Upstairs, the main bathroom features a powder room, separate toilet, a relaxing soaking tub, and a convenient step-in shower. For added convenience, a downstairs powder room is also included. Laundry day is a breeze with a dedicated laundry featuring built-in cupboards, a bench, and convenient external access. Unwind or entertain friends and family in your private alfresco area, leading to a low-maintenance yard. The double garage with an automatic roller door, internal and rear access, provides secure parking and additional storage space. Key features you'll love about this home: - Solar system with 14 panels - Ducted reverse cycle air-conditioning with 7 zones - 5 bedrooms including 2 master suites - Kitchen with walk in pantry, 900mm gas cooktop, dishwasher and more - Keyless digital security door - Double garage with automatic roller door, internal and rear access - 2,500L rainwater tank - Furniture included in the sale This incredible townhouse is conveniently located within walking distance to multiple parks, including Park Terrace Reserve, St Albans Reserve with a basketball court, and Clearview Tennis Club. Enjoy a variety of shopping options nearby at Sefton Park Shopping Centre, Northpark Shopping Centre, Churchill Centre, Prospect Road Shops and Gepps Cross Home Centre. Top-rated schools like St Gabriels School, Enfield Primary School, OLSH, Roma Mitchell Secondary College and Black Friars are all in close proximity. Call Mike Lao on 0410 390 250 or Tyson Bennett on 0437 161 997 to inspect! Year Built / 2023 (approx) Land Size / 387sqm (approx) Frontage / 8.76m (approx) Zoning / GN-General Neighbourhood Local Council / City of Port Adelaide Enfield Council Rates / \$1,037 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$105.90 pa (approx) Estimated Rental / \$910-\$1,000pw Title / Torrens Title 6255/983 Easement(s) / Nil Encumbrance(s) / Nil Internal Living / 257.5sqm (approx) Total Building / 317.7sqm (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/6lvns6l> 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.