

2/7 Passmore Place, Salisbury North, SA 5108

House For Sale

Wednesday, 19 June 2024



2/7 Passmore Place, Salisbury North, SA 5108

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 56 m2

Type: House



Mike Lao

0882811234



Brendon Ly

0447888444

Best Offers by 9am Wed 3/7/24 (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=Zg3C2szB17M> 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 wonderful two-bedroom unit that offers laidback living in the peaceful suburb of Salisbury North. Whether you are searching for your next investment property, first home, or downsizer, this property is sure to cater for your needs. Everyday life can easily be centred around the open-plan area that smoothly combines the kitchen, meals and family spaces, with split-system air-conditioning promising year-round comfort, stylish hybrid floating floors and sliding doors providing balcony access. This concept also ensures the home chef is involved in family activities whilst preparing feasts in the well-equipped kitchen. If you are one who finds great pleasure in culinary pursuits, you are in for an absolute treat with this kitchen that comes with a built-in pantry, stainless steel gas cooktop, electric oven and retractable rangehood. The dishwasher and 1.5 sink ensure clean up is a breeze plus there are durable laminate benchtops, a tiled splashback and cabinetry with overhead cupboards for ample storage space. There are two bedrooms with built-in robes, roller blinds, oyster lights, carpet flooring, and easy access to the shared bathroom. The master also enjoys convenient access to the covered balcony through sliding doors, which is the perfect spot to soak in the sunshine whilst sipping on your morning coffee. The combined bathroom and laundry come with a single shower with detachable showerhead, vanity, toilet, trough and overhead cupboards for additional storage. The unit also comes with a single designated car parking space at the entrance of the complex. Key features you'll love about this home: - Rinnai split-system air-conditioning in the open plan family area - Two bedrooms with built-in robes - Covered balcony with lights and access to master bedroom and living - Rinnai B20 instant gas hot water system - Single carport plus shared guest parking This property's location is sure to impress with D. Ummy Reserve, Tilly Park and Diruwa Drive BMX Track closeby, and for families Salisbury North R-7 Primary School, Salisbury High School and Lake Windmere School are within easy reach as well. Springbank Plaza and Parabanks Shopping Centres are a short drive away with plenty of dining and shopping options, plus many amenities. Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect! Year Built / 2017 (approx) Land Size / TBA Frontage / TBA Zoning / GN - General Neighbourhood Local Council / City of Salisbury Council Rates / \$1,171.37 pa (approx) Strata Rates / \$473pq (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$81.75 pa (approx) Estimated Rental / \$440 - \$480 pw Title / Community Title 6210/433 Easement(s) / Nil Encumbrance(s) / To City of Salisbury - See title Internal Living / 56.3sqm (approx) Total Building / 68.6sqm (approx) Construction / Hebel & Cement 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/kgucpv> 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.