

4 McQueen Court, Paralowie, SA 5108

House For Sale

Tuesday, 25 June 2024



4 McQueen Court, Paralowie, SA 5108

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 618 m2

Type: House



Mike Lao

0882811234



Brendon Ly

0447888444

Auction Sat 13/7/24 at 3:00PM 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=qdqUDEQzQre> Auction Saturday the 13th of July 2024 onsite at 3:00pm (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, 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 fantastic opportunity ideal for growing families, first home buyers or astute investors. This beautifully presented home boasts a brand new kitchen, multiple living areas, and ducted air-conditioning for year-round comfort. Step inside and be greeted by a light-filled open plan lounge and dining area. Featuring easy-care tiled flooring and bathed in natural light, this is the perfect space for family gatherings while the electric roller shutters ensures you can control the temperature and privacy whenever needed. The dining area seamlessly flows into the stunning galley kitchen, a true showstopper with its sleek 2-PAC white cabinets with soft close drawers and built-in pantry. Additionally, there is a gas cooktop, electric oven, raised breakfast bar, and a skylight adding a touch of brilliance. From the kitchen, you can overlook the inviting open plan family room, complete with reverse cycle air-conditioning and sliding doors leading out to the enclosed verandah. This fabulous verandah, with its tiled flooring, ensures you can enjoy outdoor entertaining all year round. The backyard is a blank canvas, perfect for creating your own family-friendly haven. Whether it's a sparkling pool, a veggie patch, or a playground for the kids, the possibilities are endless! A convenient single carport with rear access and an external shed provide additional storage solutions. Key features you'll love about this home: - Brand new kitchen installed - Ducted evaporative air-conditioning throughout - Split-system air-conditioning in the family - Carport with an automatic roller door, access to rear and into the enclosed verandah - Security doors and roller shutters Location is key, and this beauty delivers! Enjoy the convenience of walking to Paralowie Village Shopping Centre, local bus stops, and both McQueen Court Reserve and Fairbanks Drive Reserve. Close proximity to Paralowie Plaza Shopping Centre, Hollywood Plaza, and Springbank Plaza means you'll never be far away from shops and amenities. Settlers Farm Kindergarten and R-6, Temple Christian College, and Paralowie R-12 School are all within easy reach, making this an ideal location for families. Plus, with easy access to Princes Highway, your commute around Adelaide is a breeze. Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect! Year Built / 1991 (approx) Land Size / 618sqm (approx) Frontage / 15.93m (approx) Zoning / GN-General Neighbourhood Local Council / City of Salisbury Council Rates / \$1,399.11 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$113.50 pa (approx) Estimated Rental / \$530-\$580pw Title / Torrens Title 5375/226 Easement(s) / Nil Encumbrance(s) / Nil Internal Living / 115.3sqm (approx) Total Building / 176.2sqm (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/doDw06> 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.