

40 Margaret Street, Blakeview, SA 5114

House For Sale

Tuesday, 25 June 2024



40 Margaret Street, Blakeview, SA 5114

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 370 m2

Type: House



Mike Lao

0882811234



Tyson Bennett

0437161997

\$579,000 - \$619,000

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/zE3DA> 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 stunning modern family home, perfectly located in a vibrant and convenient pocket close to Blakes Crossing and multiple parks. This property is ideal for families, first-home buyers, and astute investors alike, offering a contemporary design, a fantastic floorplan, and a great location to suit every lifestyle. The property is currently tenanted with a fixed lease of \$500pw until 19/10/2024. Please note that the property photography was taken in 2021 and are being re-used. The Virtual Tour is current. Step inside and be greeted by a spacious open-plan living area bathed in natural light. Featuring split system air-conditioning for year-round comfort, the inviting family room boasts plush carpets and convenient sliding doors opening onto the outdoor space. Perfect for entertaining and everyday living, this light-filled area is sure to become the heart of your home. Move seamlessly into the stylish open-plan kitchen and meals area. Unleash your inner chef in a well-equipped space boasting a gas cooktop, electric oven, dishwasher, and a functional 1.5 sink. Ample storage is provided by the built-in pantry and cupboard space, while laminate benchtops with a breakfast bar ensure plenty of prep space and create a casual dining zone. Easy-care tiled flooring completes the picture, making cleaning up a breeze. Offering exceptional accommodation for your family, the home features four well-proportioned bedrooms. The master suite, positioned at the front of the house, provides a tranquil retreat with a walk-in robe, air-conditioning, carpet flooring, and a three piece en-suite. Bedrooms two and three come complete with built-in robes, while bedroom four is tucked conveniently off the hallway. The modern main bathroom boasts a step-in shower, relaxing soaking tub, vanity unit, and separate toilet for added convenience. The laundry boasts external access via glass sliding doors, making light work of those everyday chores. Step outside and discover a low-maintenance backyard with lush gardens, providing a tranquil space to enjoy your morning coffee or create lasting memories with family and friends. Key features you'll love about this home: - Split-system air-conditioning in the living and master bedroom - Quality kitchen appliances including a gas cooktop, electric oven and dishwasher - Double width garage with an automatic roller door, internal and rear access - Security doors with a privacy screen - Gas boosted solar hot water system This immaculate property is perfect for families, first home buyers, and astute investors seeking a modern, well-located home with a reliable tenant in place. You can walk to nearby parks and playgrounds including the Hayfield Reserve and Pooch Park Blakes Crossing where you can play with the family pet. Blakes Crossing Shopping Centre is also at your fingertips along with Blakes Crossing Christian College, Blakeview Primary, Trinity College, Main North Road and the renowned Munno Para Shopping City. Call Mike Lao on 0410 390 250 or Tyson Bennett on 0437 161 997 to inspect! Year Built / 2015 (approx) Land Size / 370sqm (approx - sourced from Land Services SA) Frontage / 12.5m (approx) Zoning / MPN-Master Planned Neighbourhood \EAC-Emerging Activity Centre Local Council / City of Playford Council Rates / \$1,899.55 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$116.50 pa (approx) Current Rental / Fixed lease of \$500pw until 19/10/2024 Estimated Rental / \$570-\$620pw Title / Torrens Title 6141/715 Easement(s) / Nil Encumbrance(s) / To Lend lease Communities (Blakeview) Pty. Ltd. - See title Internal Living / 142sqm (approx) Total Building / 146sqm (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/HclXFnl> 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.