

43 Todd Road, Para Hills, SA 5096



House For Sale

Monday, 1 July 2024

43 Todd Road, Para Hills, SA 5096

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 700 m2

Type: House



Tyson Bennett
0437161997

\$629,000 - \$689,000

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://my.matterport.com/show/?m=Proy1nBT3Dv> 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 fantastic 3-bedroom, 1-bathroom home with multiple living areas, perfect for young families, first home buyers, and investors alike. Situated on a generous 700sqm approx easement free-block in the sought after suburb of Para Hills, this property has everything one could ask for. The landscaped front yard with a pergola creates a charming first impression, setting the tone for a comfortable and stylish home. Step inside to the inviting lounge room, featuring ducted air conditioning, a gas heater, and wall-mounted refrigerated air conditioning unit for ultimate temperature control. Electric roller shutters provide privacy and security, while sheer curtains, a ceiling fan with light and wall sconces add a touch of elegance, and vinyl floors offer easy maintenance. From here, a glass sliding door seamlessly connects you to the kitchen. Three bedrooms offer comfortable living for families. Each bedroom features ducted air conditioning, diamond security window grills for peace of mind, and sheer curtains. The master bedroom and bedroom 2 contain ceiling fans with lights, roller shutters for privacy, and built-in robes for storage. The master features easy-care vinyl flooring, while the remaining bedrooms have comfortable carpet underfoot. All bedrooms are conveniently serviced by a shared bathroom with a single vanity, shower, bath, and a separate toilet for those busy households. The kitchen is the heart of this home, and boasts ducted air conditioning, floor-to ceiling tiles and a skylight that fills the space with natural light. Unleash your inner chef with a freestanding gas cooktop and oven, a spacious 1.5 sink with a mixer tap, laminate benchtops, and ample storage with laminate cabinetry and overhead cupboards. Plus the servery window to the family room allows for easy entertaining. Move towards the family/meals room, which is the perfect space for family gatherings. Pendant lighting, wall sconces, and a wall mounted air conditioning unit provide comfort and ambiance. Blockout curtains offer privacy, while built-in shelves provide storage for books and décor. Vinyl flooring adds a touch of style and is easy to maintain. A sliding door leads out to the rear verandah, offering the perfect transition for indoor/outdoor entertaining. Stepping outside, you'll be greeted by an expansive, fully fenced, and landscaped backyard - a perfect haven for kids and pets to play safely in. Relax and unwind under the paved flat roof verandah with lights, creating the ideal space for entertaining friends and family under the stars. This outdoor oasis is further enhanced by a rumpus room, perfect for a games room, home office, or teenage retreat. The DIY enthusiast will love the fully lined workshop with concrete flooring, while the garden shed with a pegboard tool holder keeps everything organised. Multiple fruit trees add a touch of freshness and the promise of homegrown produce, completing this impressive backyard retreat. Key features you'll love about this home: - Ducted evaporative air-conditioning, plus gas heater in lounge, and wall units in lounge and family rooms - Solid brick home with three bedrooms and multiple living areas for the whole family to spread out in - Security doors, screens and window grills, plus roller shutters for privacy - Extra-wide double length carport with automatic roller door and rear access - Landscaped front and back gardens - 4 rainwater tanks - Rheem Metro16 instant gas hot water system - NBN ready Your new home is located within a wonderful community and street appeal. You're a few minutes away from Cordoba Avenue Reserve and Baden Park. Families will love the easy access to a host of schools including Para Hills West Primary and Preschool, as well as Para Hills High School. Woolworths Para Hills and District Outlet Centre are a few minutes away and a mere 30 minute drive will take you into the heart of the Adelaide CBD. Call Mike Lao on 0410 390 250 or Tyson Bennett on 0437 161 997 to inspect! Year Built / 1966 (approx) Land Size / 700sqm (approx - sourced from Land Services SA) Frontage / 20.11m (approx) Zoning / GN - General Neighbourhood Local Council / City of Salisbury Council Rates / \$1,615.64 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$123.30 pa (approx) Estimated Rental / \$600-\$660pw Title / Torrens Title 5593/962 Easement(s) / Nil Encumbrance(s) / Nil Internal Living / 121.4sqm (approx) Total Building / 280.6sqm (approx) Construction / Solid Brick Gas / Connected Sewerage / Mains For additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/9CfVWU> 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.

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