

**7 Mallett Avenue, Brahma Lodge, SA 5109**



**House For Sale**

Sunday, 23 June 2024

7 Mallett Avenue, Brahma Lodge, SA 5109

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 570 m2**

**Type: House**



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**\$550,000 - \$600,000**

Say hello to this beautifully maintained home, updated throughout and nestled on a spacious 570 sqm\* corner parcel of land. With three bedrooms, an updated kitchen, a modern bathroom, and a beautifully manicured yard, this home is ready to move in and enjoy. With a tenancy already in place until March 2025, paying \$500 per week, it's a fantastic investment opportunity. Plus, it offers exciting future development potential (subject to council approval). Welcome to 7 Mallett Avenue, a home that impresses with its wide corner allotment boasting approximately 20m\* frontage on Mallett Avenue and 17m\* frontage on Hammond Avenue. The neat and tidy rendered exterior, complemented by a spacious front garden, greets you warmly. Step inside to a generously sized lounge room, flooded with natural light from a large window. The updated flooring and sleek downlights span the entire floor plan, creating a modern feel. Continuing on, you'll find a lovely dining area seamlessly integrated with the open kitchen layout, perfect for both everyday meals and entertaining. The kitchen features sleek stainless steel appliances, including a gas cooktop and double sink, a tiled backsplash, modern cabinetry, and an oversized window above the sink. Explore the three well-appointed bedrooms, each adorned with the same sleek flooring throughout the house, creating a harmonious feel. Bedrooms 1 and 2 are equipped with built-in robes. The renovated main bathroom boasts crisp white tiling, a large modern vanity, a built-in bath, a shower, and a separate water closet for added convenience. Stepping outside, the generously sized backyard takes the spotlight. A large undercover area provides an ideal setting for outdoor entertaining, while a stretch of lawn serves as a perfect playground for kids and pets. Additionally, a double garage offers a convenient storage solution. Convenience is key with Foodland Salisbury East and District Outlet Centre just a short drive away, ensuring daily errands are a breeze. Plus, you'll find yourself within close proximity to Salisbury Shopping Centre and the bustling Mawson Lakes hub. Families are well catered for with Brahma Lodge Primary School and Edge Early Learning Brahma Lodge within a short stroll away, while Parafield Gardens Railway Station offers seamless commuting to the CBD. It doesn't get much easier. Whether you're looking to move your family in and start enjoying the benefits, seeking a reliable investment, or exploring your next development opportunity in a prime location, this property is the perfect choice. \*\*Currently tenanted for \$500 per week on a Fixed Term lease until 17/03/2025. \*\*Check me out:- Torrens Title- 570 sqm\* corner allotment- Wide 20m\* frontage on Mallett Avenue and 17m\* frontage on Hammond Avenue- Three well sized bedrooms- Beds 1 and 2 with built-in robes- Spacious lounge room- Open plan kitchen and dining area- Updated kitchen with sleek stainless-steel appliances- Glass sliding doors from dining to exterior- Renovated bathroom with modern vanity and built-in bath- Separate toilet for added convenience- Updated flooring throughout the entire home- Sleek down-lights throughout living- Undercover double carport- Double garage- Large undercover alfresco entertaining- Lawn space with landscaping- And so much more... Specifications: CT // 5067/197 Built // 1977 Land // 570 sqm\* Home // 222.5 sqm\* Council // City of Salisbury Nearby Schools // Brahma Lodge Primary School, Salisbury Primary School, Salisbury High School, Salisbury East High School On behalf of Eclipse Real Estate Group, we try our absolute best to obtain the correct information for this advertisement. The accuracy of this information cannot be guaranteed and all interested parties should view the property and seek independent advice if they wish to proceed. Should this property be scheduled for auction, the Vendor's Statement may be inspected at The Eclipse Office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. Joshua Faddoul - 0417 785 277 joshuaf@eclipse realestate.com.au RLA 277 085