

7 Yuwindi Ave, Salisbury North, SA, 5108



House For Sale

Wednesday, 14 August 2024

7 Yuwindi Ave, Salisbury North, SA, 5108

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House

Your Slice of Serenity in Salisbury North!

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/2DY61>

Auction Saturday the 7th of September 2024 onsite at 3:30pm (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 are proud to present to the market a fantastic opportunity to secure a spacious and comfortable family home on a generous 650sqm approx easement free block. This charming property boasts a range of desirable features including two rainwater tanks for water conservation, a front diamond security screen door for added peace of mind, and ample off-street parking.

Step inside to discover a welcoming living area, perfect for relaxation and quality time with loved ones. The neutral tones create a serene atmosphere, while the abundance of natural light enhances the space. The Sanyo refrigerated air conditioning wall unit ensures the family stays cool in the summer. For added privacy and light control, the home boasts front electric roller shutters and blackout curtains. The timeless pine floorboards contribute to the home's character, creating a classic yet modern ambiance.

The combined meals and kitchen area provides the culinary enthusiast with a functional space for whipping up delicious feasts. The meals area is equipped with a Fujitsu split system reverse cycle air conditioning unit to ensure comfort year-round. The kitchen comes with a Westinghouse freestanding gas cooktop and oven, Heller exhaust fan, a double sink and abundant storage through laminate cabinetry and overhead cupboards. Completing this space are the laminate benchtops and a stylish tile splashback.

Set to one side of the home are three well-appointed bedrooms, each providing a private retreat. The master bedroom is a true sanctuary, boasting a ceiling fan and an Eclipse Air reverse cycle air conditioning wall unit allowing for year-round temperature control. Enjoy privacy and security with electric roller shutters and blackout curtains. The second and third bedrooms are also equipped with ceiling fans and pine floorboards, adding warmth and character to these spaces. The contemporary bathroom features a floating vanity, a step-in shower, a relaxing bath, and a separate toilet for added convenience. The laundry area is well-equipped with a built-in cupboard, sink, and external access, plus an additional toilet for practical living.

Outdoor living is a breeze with two spacious verandahs, perfect for entertaining guests or enjoying a quiet morning coffee. The extra-wide separate carport provides ample shelter for your vehicles, while the separate garage/workshop offers endless possibilities for hobbyists or tradespeople. The landscaped garden is low-maintenance, allowing you more time to enjoy your new home. Green thumbs will delight in the dedicated garden beds.

Key features you'll love about this home:

- 650sqm approx allotment
- Pine floorboards throughout
- Ceiling fans in all bedrooms and living areas
- Secure extra wide carport with an automatic roller door
- Secure separate garage/workshop with a panel lift door
- 2 rainwater tanks
- Thermann16 instant gas hot water system
- NBN ready

Ideally located in Salisbury North, this property is within close proximity to parks, playgrounds, and sporting facilities, including Underdown Park, Salisbury Inter Soccer Club, and Kaurna Park Wetlands. Shopping is a breeze with nearby options like Paralowie Plaza, Parabanks Shopping Centre, and Hollywood Plaza. For the kids, Lake Windemere School, Burton Primary School, and Paralowie R-12 School are nearby.

Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect!

Year Built / 1975 (approx)
Land Size / 650.13sqm (approx)
Frontage / 21.33m (approx)
Zoning / GN - General Neighbourhood
Local Council / City of Salisbury
Council Rates / \$1,271.04 pa (approx)
Water Rates (excluding Usage) / \$662.20 pa (approx)
Es Levy / \$107.90 pa (approx)
Estimated Rental / \$500 - \$550pw
Title / Torrens Title 6135/246
Easement(s) / Nil
Encumbrance(s) / Nil
Internal Living / 100.5 sqm (approx)
Total Building / 246.6sqm (approx)
Construction / Brick Veneer
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/UTz2IA>

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 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.