

9 Magnolia Crescent, Parafield Gardens, SA 5107

House For Sale

Wednesday, 19 June 2024



9 Magnolia Crescent, Parafield Gardens, SA 5107

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 672 m2

Type: House



Brendon Ly

0447888444

Auction Sun 14/7/24 at 2pm 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=UofhWkR24UP> Auction Sunday the 14th of July 2024 onsite at 2:00pm (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 delightful 3 bedroom abode in the sought after suburb of Parafield Gardens. Set on a generous 672sqm easement free block, this property is ready for a growing family or those who simply want room to move, play and entertain. Just off the entry, you will find the lounge room where you can spend quality time with loved ones with the comfort of air-conditioning, a ceiling fan, gas heater to cosy up to during the cooler months, curtains and tiled flooring whilst the warm sunshine beams in through the window. From here, you can step directly into the open plan kitchen and meals area. The galley layout kitchen is sure to impress as it features a ceiling fan, 5-burner gas cooktop, Simpson oven, dishwasher, and 1.5 sink with a mixer and PuraTap. There is ample benchtop and storage space with the built in wood profile cabinetry and raised breakfast bar for casual dining. In the meals area, you will find pendant lighting and a sliding door providing convenient access to the rear verandah. All three bedrooms are equipped with ceiling fans and floating floors, and are set to right side of the floorplan. The master enjoys the comfort and privacy offered by a split-system air-conditioning unit as well as sheer and block-out curtains. Bedroom 2 has a built-in robe, sheer curtains and venetian blinds, whilst bedroom 3 has a wall sconce and sheer and block-out curtains. They are serviced by a shared bathroom with a heat lamp, floor-to-ceiling tiles, a single vanity, shower, bath and separate toilet to accommodate for busy households. Heading outside, the back verandah spans across the width of the home. The addition of a barbecue or an outdoor setting would make this an unbeatable spot for alfresco dining, endless entertaining, or quiet relaxation. The fully-fenced and private garden is ideal for the kids and pets to play safely, while the shed provides great storage for tools and equipment. There is also an external rumpus and games room with lighting, curtains and easy-care vinyl flooring, perfect for entertaining or the provision of another living area. Key features you'll love about this home: - Air-conditioning units in lounge and master bedroom - Built-in robe in bedroom 2 - Security door at the entry - Freshly painted interior including rumpus room - Double carport plus off street parking on the double driveway - Toolshed, external rumpus and games room in backyard - Bosch instant gas hot water system In addition to all these amazing features, the residents will absolutely love this home's suburban setting and peaceful surroundings, with multiple parks and reserves such as the Greivillia Drive Reserve are within walking distance. Further shopping and entertainment at Parafield and Hollywood Plazas are easily accessible, while Parafield Gardens High School and Primary School are also nearby. Easy access to the North-South Motorway through Salisbury Highway ensures an easy commute around Adelaide. Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect! - Year Built / 1985 (approx) Land Size / 672sqm (approx) Frontage / 20.16m (approx) Zoning / GN - General Neighbourhood Local Council / City of Salisbury Council Rates / \$1,565.67 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$121.05 pa (approx) Estimated Rental / \$630 - \$690 pw Title / Torrens Title 5657/79 Easement(s) / Nil Encumbrance(s) / Nil Internal Living / 118.8sqm (approx) Total Building / 216.4sqm (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/j9jQG> 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.