

**17 Charlotte Drive, Paralowie, SA, 5108**

**House For Sale**

Wednesday, 13 November 2024



17 Charlotte Drive, Paralowie, SA, 5108

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Mike Lao

0882811234

## Live Life Easy: Low-Maintenance Abode!

\*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=2UASRkwBZ5Q>

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 lovely 3 bedroom home situated in the sought after suburb of Paralowie. Perfect for families, first home buyers, and astute investors alike, this home offers the ultimate blend of style, functionality, and low-maintenance living.

After parking your car in the secure garage, step inside and discover a neutral colour scheme that creates a fresh and contemporary feel throughout. The open plan living set at the rear of the home is a dream come true with ample space to spread out and relax. Split-system air-conditioning ensures year-round comfort, while large windows and a sliding door to the backyard create a seamless flow of natural light and a connection to the outdoors.

The heart of the home is undoubtedly the kitchen, overlooking the family and meals area, ensuring the home chef is included in family activities. Here, you'll find everything you need to whip up culinary delights. There is a built-in pantry for all your storage needs, a freestanding gas cooktop and oven provide the tools you need to unleash your inner chef plus laminate benchtops with a raised breakfast bar for casual dining. The double sink and tiled splashback allow for an easy clean up.

The home offers three comfortable bedrooms, all with cosy carpet flooring underfoot and roller blinds to ensure privacy, plus split system air-conditioning in the master provides ultimate temperature control. The main bathroom features a step-in shower, a relaxing bath, single vanity, and a separate toilet. The laundry contains a trough, tile flooring and a convenient external access door to make laundry day a breeze.

Stepping outside, you'll discover a low-maintenance fully fenced backyard, where the kids can play safely on the lawn while you enjoy your morning coffee under the verandah.

Key features you'll love about this home:

- ☒ Split-system air-conditioning units in the open plan living and master bedroom
- ☒ Single garage with a manual roller door and internal access
- ☒ Amplimesh security doors for peace of mind
- ☒ Garden shed to store all your outdoor essentials
- ☒ NBN ready

This property offers a convenient lifestyle for all, and is just moments from the Little Para Golf Course and picturesque Strowan Reserve. Families will love living within easy reach of the Paralowie R-12 School, Salisbury North R-7 Primary School and Salisbury High School while the Parabanks Shopping Centre is also just a short drive away. Easy access to Main North Road and the North-South Motorway results in the city being a mere 30 minute drive away!

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

Year Built / 1993 (approx)

Land Size / 370sqm (approx)

Frontage / 10m (approx)

Zoning / GN - General Neighbourhood

Local Council / City of Salisbury

Council Rates / \$1,286.93 pa (approx)  
Water Rates (excluding Usage) / \$662.20 pa (approx)  
Es Levy / \$108.60 pa (approx)  
Estimated Rental / \$550 - \$600 pw  
Title / Torrens Title 5134/873  
Easement(s) / Nil  
Encumbrance(s) / Nil  
Internal Living / 93sqm (approx)  
Total Building / 153.9sqm (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/EDF6xd>

If this property is to be sold via Auction, we recommend you review the Vendors Statement (Form 1) which can 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. Please contact us to request a copy of the Contract of Sale prior to the Auction.

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.