

**291 Stebonheath Road, Penfield, SA, 5121**

**House For Sale**

Tuesday, 26 November 2024



291 Stebonheath Road, Penfield, SA, 5121

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Mike Lao

0882811234

## Sensational Space Designed for Low Maintenance Living!

\*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/AXO1Z>

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 this stunning modern build boasting a perfect blend of style, functionality, and low-maintenance living. Step inside and be greeted by a neutral colour scheme that creates a fresh and contemporary feel throughout. This home is currently leased with fantastic tenants on a fixed lease of \$530 per week until 3/8/25!

The open plan living area is a dream come true offering a perfect canvas for your personal touch, with ample space to spread out and relax. Ducted air-conditioning and roller shutters ensure year-round comfort, while large windows and a sliding door to the verandah create a seamless flow for indoor-outdoor entertaining and an abundance of natural light.

The open plan kitchen overlooks the living space, ensuring the home chef remains involved in family activities. Here, you'll find everything you need to whip up mouth-watering feasts including a stainless steel gas cooktop, electric oven and retractable rangehood. Cleaning up is a breeze with the tile splashback, dishwasher and 1.5 sink with a mixer tap. The laminate cabinetry and benchtops offer both style and durability and ample preparation space, while the walk-in pantry provides storage for all your culinary essentials.

All bedrooms come with plush carpet underfoot, ducted air-conditioning, and roller shutters for privacy. Unwind after a long day in the master bedroom, complete with a walk-in robe and 3-piece ensuite for convenience and comfort. Bedrooms 2 and 3 are generously sized and serviced by the main bathroom with a relaxing bath, shower, vanity, and separate toilet, catering to the needs of a busy household. The laundry area is practical and functional, with a sliding external access door.

Step outside to discover an easy-care backyard designed for both relaxation and entertainment. The verandah is perfect for alfresco dining or hosting friends and family, while the low-maintenance lawn is ideal for kids and pets to play safely in the fully-fenced yard.

Key features you'll love about this home:

- ☑ Ducted evaporative cooling and reverse-cycle air-conditioning throughout
- ☑ Roller shutters for peace of mind
- ☑ Single garage with automatic roller door and internal access
- ☑ Garden shed for storing your outdoor essentials
- ☑ Instant gas hot water system
- ☑ NBN ready

Ready for a growing family, this incredible home is close by to Swallowcliffe School P-7, John Hartley School, St Columba College, Burke Reserve and Eyre Reserve. You will live just a 2 minute drive from Eyre Village and 5 minutes from Elizabeth City Centre with shopping, entertainment and dining options all on hand and those that commute to the city can be there in less than 40 minutes.

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

Year Built / 2018 (approx)

Land Size / 300sqm (approx)

Frontage / 10m (approx)  
Zoning / MPN - Master Planned Neighbourhood \ EAC - Emerging Activity Centre  
Local Council / City of Playford  
Council Rates / \$1,897.30 pa (approx)  
Water Rates (excluding Usage) / \$662.20 pa (approx)  
Es Levy / \$112.25 pa (approx)  
Current Rental / \$530 pw until 3/8/25  
Estimated Rental / \$550 - \$600 pw  
Title / Torrens Title 6186/260  
Easement(s) / Nil  
Encumbrance(s) / To AVJennings Properties Ltd. - See Title  
Internal Living / 129sqm (approx)  
Total Building / 182.7sqm (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/E11L8O>

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.