

**49 Camelot Drive, Paralowie, SA, 5108**

**House For Sale**

Thursday, 24 October 2024



49 Camelot Drive, Paralowie, SA, 5108

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Mike Lao

0882811234

## Stylishly Updated Family Home in Sensational Location!

\*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=g8GavNv6syq>

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 beautifully updated family home, perfectly positioned on a generous 602sqm block and tucked away behind a high fence with a secure sliding gate. With lush green lawns and landscaped gardens greeting you, this home offers privacy, space, and a blend of indoor and outdoor living ideal for families seeking a modern retreat.

The moment you enter through the charming lead-light door, you are welcomed into the open-plan living space. A crisp colour palette and new laminate floating floors create an inviting and stylish atmosphere, while a Panasonic split system reverse cycle air-conditioner ensures comfort year-round. The living area is adorned with elegant sheer and block out curtains, a wooden feature wall, and glass sliding doors that open to a spacious outdoor entertaining area.

The kitchen is a true highlight, boasting modern stainless steel appliances including a gas cooktop, electric oven, a double sink with a mixer tap and dishwasher provisions. Caesar stone benchtops with a stunning island bench and waterfall edge breakfast bar provide ample space for cooking and casual dining, while the built-in pantry and overhead cupboards, keeps everything stored away and organised.

This home features three generous bedrooms, two with built-in robes, and the master bedroom is equipped with a ceiling fan for added comfort. All bedrooms are fitted with plush new carpet flooring, adding a touch of comfort and luxury. The centrally located bathroom is complete with a step-in shower with feature tiles and dual showerheads, a soaking tub, vanity, water temperature controller and a separate toilet. The laundry is fully equipped with built-in cupboards, a trough, and convenient external access.

The outdoor space is equally impressive, featuring an all-weather verandah that seamlessly connects to the carport, offering an ideal setting for alfresco dining and entertaining. The beautifully landscaped gardens, framed by palm trees, create a peaceful retreat for the kids to play safely, while a paved patio leads to a spacious garage with paved flooring-perfect for working on your next project. Additionally, there's a separate shed providing ample storage for tools and equipment.

Key features you'll love about this home:

- ☑Renovated throughout with new kitchen, bathroom and flooring
- ☑Reverse cycle split-system air-conditioning in the open plan living
- ☑Tri-lock privacy screen security door, automatic sensor lights and high front fence with a sliding gate
- ☑Lead light entry door and wooden feature wall adding warmth and character
- ☑Single carport with rear access to a separate garage
- ☑Concrete driveway connecting to paved trailer, caravan or boat bay
- ☑Instant gas hot water with a temperature controller

This home is perfectly located within walking distance to local parks such as Camelot Drive Reserve, Pines Grove Reserve, and Kingswood Crescent Dog Park, as well as nearby bus stops for convenient public transport. For all your shopping needs, you're just a short drive away from Hollywood Plaza, Springbank Plaza, and Paralowie Village Shopping Centres. Families will appreciate the proximity to quality schools, including Paralowie R-12 School, Temple Christian College, Salisbury North R-7 Primary, and Paralowie Kindergarten, making this the ideal location for growing families.

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

Year Built / 1989 (approx)  
Land Size / 603sqm (approx)  
Frontage / 18m (approx)  
Zoning / GN-General Neighbourhood  
Local Council / City of Salisbury  
Council Rates / \$1,509.36 pa (approx)  
Water Rates (excluding Usage) / \$662.20 pa (approx)  
Es Levy / \$118.75 pa (approx)  
Estimated Rental / \$550 - \$600 pw  
Title / Torrens Title 5336/386  
Easement(s) / Nil  
Encumbrance(s) / Nil  
Internal Living / 88sqm (approx)  
Total Building / 244.5sqm (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/ZzDe4f>

If this property is to be sold via Auction, we recommend you review the Vendors Statement (Form 1) and Contract of Sale 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.

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.