

# 7 Valiant Ct, Salisbury Heights, SA, 5109

## House For Sale

Thursday, 24 October 2024



7 Valiant Ct, Salisbury Heights, SA, 5109

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Mike Lao

0882811234

## A Place to Call Home!

\*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=9ZnqshtURFh>

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 your next family home in a quiet cul-de-sac located in the highly sought-after area of Salisbury Heights. Boasting 3 bedrooms and 1 bathroom, this home offers spacious living spaces both inside and out. From the moment you arrive, the instant street appeal with vibrant gardens plus modern and practical features will be sure to capture your heart.

Just off the entry, you'll be greeted by a light-filled lounge room, perfect for relaxing after a long day. Featuring ducted air conditioning, pendant lighting, electric roller shutters and curtains, this space offers the optimal blend of comfort and privacy. From here, you can step into the dining area with timeless pine floorboards.

The heart of the home is the open-plan galley layout kitchen. Containing a built-in pantry for all your culinary essentials, this space is equipped with a sleek ceramic cooktop, an electric oven, and a canopy rangehood. The dishwasher and 1.5 sink with retractable spray tap make clean up a breeze, while the granite benchtops and laminate cabinetry offer ample storage and preparation space. The family area provides the perfect spot for casual dining and gatherings. This inviting space features ducted air-conditioning for year-round comfort and a sliding door to the rear verandah, which allows for natural light and effortless indoor-outdoor entertaining.

This charming home offers three bedrooms, all with ducted air-conditioning, built-in robes, polished pine floorboards, and roller shutters and blinds. They are serviced by the modern bathroom, containing a step-in shower, relaxing tub, vanity, and toilet.

Heading outside, you'll find a fully-fenced backyard with a landscaped garden that allows for children and pets to play freely. There is ample entertaining space under the verandah for alfresco dining, and a double carport offering off-street parking for the whole family. Two sheds offer storage for your garden tools and essentials.


Key features you'll love about this home:

- ❑ Samsung ducted reverse cycle air-conditioning throughout
- ❑ Timeless pine floorboards throughout
- ❑ Solar system with 20 panels and Solis 4G inverter
- ❑ Roller shutters and diamond security doors for peace of mind
- ❑ Double width carport with dual automatic roller doors and rear access
- ❑ Rainwater tank
- ❑ Bosch instant gas hot water system

The location of this property is highly convenient for families, first home buyers, and investors alike. Enjoy close proximity to Canterbury Drive Reserve, St. Augustine's Soccer Club, and Wildwood Park. Excellent schools nearby include Salisbury Heights Primary, Tyndale Christian, and Salisbury East High School. For shopping needs, Saints Shopping and Highland Village Shopping Centre are just a 5-minute drive away, and easy access to Main North and Bridge Road ensures a smooth 35-minute commute to the Adelaide CBD.

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

Year Built / 1976 (approx)

Land Size / 630sqm (approx - sourced from Land Services SA)  
Frontage / Irregular  
Zoning / GN - General Neighbourhood  
Local Council / City of Salisbury  
Council Rates / \$1,557.02 pa (approx)  
Water Rates (excluding Usage) / \$662.20 pa (approx)  
Es Levy / \$120.95 pa (approx)  
Estimated Rental / \$560 - \$620 pw  
Title / Torrens Title 5525/937  
Easement(s) / Service Easements For Drainage Purposes To City of Salisbury - See title  
Encumbrance(s) / Nil   
Internal Living / 116sqm (approx)  
Total Building / 202.8sqm (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/ePech3>

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.