

10 Paginton Crescent, Elizabeth East, SA 5112

House For Sale

Thursday, 13 June 2024



10 Paginton Crescent, Elizabeth East, SA 5112

Bedrooms: 3

Bathrooms: 2

Parkings: 7

Area: 750 m2

Type: House



Mike Lao

0882811234



Tyson Bennett

0437161997

Offers Closed

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=ujyh1Mj2hvT> To submit an offer, please copy and paste this link into your browser: [https://www.edgerealty.com.au/buying/make-an-offer/Mike Lao, Tyson Bennett and Edge Realty RLA256385](https://www.edgerealty.com.au/buying/make-an-offer/Mike%20Lao,%20Tyson%20Bennett%20and%20Edge%20Realty%20RLA256385) are proud to present to the market this fantastic elevated family home, boasting multiple living areas and a convenient location that caters to all your needs. Perfect for families of all shapes and sizes, first home buyers seeking a spacious haven, or astute investors looking for an excellent return on their investment, this versatile property is a true gem! Step inside the inviting entryway and be greeted by a light-filled lounge and dining room. Ideal for family movie nights, this space features modern floating floors underfoot for easy maintenance, split-system air-conditioning for year-round comfort, and an access door leading out to the side verandah, perfect for capturing those cooling summer breezes. Flowing effortlessly through the home, you'll discover the spacious family room set at the rear of the floorplan - ensuring there's ample space for the family to spread or create a dedicated play area for the kids. The heart of the home, the modern kitchen, is a chef's delight. Featuring quality appliances including a gas cooktop, electric oven, and dishwasher, you'll also appreciate the ample bench space, built-in pantry and overhead cupboards for all your culinary needs. A handy serving window connects the kitchen seamlessly to the family room, perfect for effortless entertaining. Accommodation needs are well catered for with three dedicated bedrooms. The master suite, positioned at the front of the home, offers a retreat with a walk-in robe, curtains, carpet flooring, and a private en-suite bathroom. Bedrooms two and three are situated at the rear of the home off the family room, with bedroom two boasting its own air-conditioning unit. The main bathroom features a combined shower-bath, sink, toilet, heat lamp, and wall-mounted medicine cabinet. Stepping outside, you'll be delighted to discover the expansive verandah spanning the full length of the home - ideal for entertaining family and friends or enjoying a morning coffee. For the car enthusiast or handy homeowner, the triple-length carport and separate 6.2m x 10m shed provides ample secure parking and additional storage space. Complete with an automatic roller door, multiple power points, and paved flooring, this shed is perfect for a workshop, storing all the outdoor toys, or even a man cave. The backyard provides a blank canvas for you to create your dream outdoor oasis (STCA), be it a sparkling pool, a lush veggie patch, or simply a safe haven for the kids to run and play. Key features you'll love about this home: - Split-system air-conditioning units in the lounge and bedroom 2 - Security doors and automatic sensor lights - Triple length carport with rear access to separate shed - 6.5x10m shed with an automatic roller door, LED lights, multiple power points - Instant gas hot water system - Rainwater tank - 85" wall mounted Samsung TV in the lounge negotiable In addition to all these amazing features, residents will love this home's location, with easy access to Elizabeth City Shopping Centre, local parks and reserves including Olive Grove Wetlands, Pipkin Road Reserve and Freemont Park. Nearby schools include St Thomas Moore, Elizabeth Park Primary and Pinnacle College and for those looking to commute will find convenient access to Main North Road. Call Mike Lao on 0410 390 250 or Tyson Bennett on 0437 161 997 to inspect! Year Built / 1978 (approx) Land Size / 750sqm (approx - sourced from Land Services SA) Frontage / 21m (approx) Zoning / GN-General Neighbourhood Local Council / City of Playford Council Rates / \$1,729.50 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$102.15 pa (approx) Estimated Rental / \$500-\$520pw Title / Torrens Title 5492/302 Easement(s) / Nil Encumbrance(s) / Nil Internal Living / 104.3sqm (approx) Total Building / 276.6sqm (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/mxjZ89> 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.