

**11B Ashley Street, Elizabeth North, SA 5113**



**House For Sale**

Thursday, 16 November 2023

11B Ashley Street, Elizabeth North, SA 5113

**Bedrooms: 3**

**Bathrooms: 1**

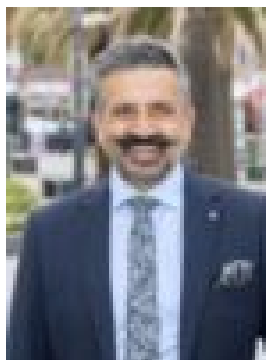
**Parkings: 2**

**Area: 427 m2**

**Type: House**



Wayne Tuong  
0420351001



Nazz Mina  
0451517138

## Auction (USP)

Ideal for first home buyers, families, or savvy investors, this 3 bedroom home is low maintenance and is the perfect blend of comfort and convenience. Located on a quiet street, you are close to all local amenities including Munno Para Shopping City which is a short 3 minute drive away. The light-filled, open-plan living and dining area seamlessly connects to a modern kitchen with a walk-in pantry and breakfast bar. The master bedroom includes a walk-in robe and access to the main three way bathroom. Bedroom two and three are complete with built-in robes while the laundry has external access for added convenience. Step outside to an expansive covered outdoor area with a large deck and ceiling fan, providing the perfect setting for gatherings and relaxation. The low-maintenance private backyard is secure and perfect for family activities and also includes two small sheds for storage. Additional features include ducted air conditioning throughout, a single secure carport and gated front entrance for added convenience and security. Situated in the heart of Elizabeth North, you are close to restaurants, fast food outlets and gyms. Elizabeth North Primary School and Preschool are a short walk away and the Womma train station is close by for an easy commute to Adelaide CBD. You can explore the picturesque Argana Park and the family reserve at the end of the street is perfect for growing families. What we love:

- Open-plan living and dining area
- Modern kitchen with walk-in pantry and breakfast bar
- Master bedroom with walk-in robe
- Bedrooms 2 and 3 with built-in robes
- Expansive covered outdoor area with large deck
- Low-maintenance private backyard
- Ducted air conditioning throughout
- Single secure carport
- Gated front entrance for added security
- Quiet street location
- Close to Munno Para Shopping City
- Walking distance to Elizabeth North Primary School and Preschool
- Easy commute to Adelaide CBD via Womma train station

Auction: Friday, 1st December at 6.00pm (unless sold prior) Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at 742 Anzac Highway, Glenelg, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.