

**12 Waldron Street, Elizabeth East, SA 5112**

**House For Sale**

Thursday, 16 November 2023



12 Waldron Street, Elizabeth East, SA 5112

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 800 m2**

**Type: House**



Mike Lao

0882811234



Brendon Ly

0447888444

**\$399,000 - \$438,000**

\*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=1fYqZqvw7Y9>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](https://www.edgerealty.com.au/buying/make-an-offer/Mike%20Lao,%20Brendon%20Ly%20and%20Edge%20Realty%20RLA256385) are proud to present to the market this prime investment opportunity. This low-maintenance home would make the ideal rental with future tenants eager to secure a home in this central location while keen renovators could look to make some key updates and create a contemporary family home.The 800sqm approx. easement-free block also lends itself to a wide variety of development opportunities that could be investigated in conjunction with the local council. You will love to kick back and relax at the end of the day in the spacious lounge room with air-conditioning or you can move through to the combined kitchen and meals area with easy care vinyl flooring. For the cook, there is a suite of electric appliances and ample storage and bench space, all to make preparing meals a joy. There are three good-size bedrooms and a central bathroom with a separate toilet set off the laundry. Outside, there is an expansive covered verandah, perfect for sipping on your morning coffee or hosting a BBQ with family and friends. This space looks over the vast backyard with plenty of scope to transform this space or create thriving gardens. There are three sheds for additional storage plus two rainwater tanks.Fantastic property features includes:- Air-conditioning in the lounge room - Expansive front verandah which runs the full width over the home- Rear verandah where you can host guests- Secure parking is on offer in the attached carport with a roller door and drive through access- A 3.28x7.25-metre detached shed in the backyard with two rainwater tanksA life of convenience is assured with Elizabeth East Primary School, Pinnacle College and the Elizabeth Grove Junior Primary School close by plus you're moments from Halsey Road Reserve and local bus stops. Fremont Park and the bustling Elizabeth City Centre are just a short drive from your new home as is the Elizabeth train station and Main North Road for a quick and easy commute.Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect!Year Built / 1960 (approx)Land Size / 800sqm (approx - sourced from Land Services SA) Frontage / 20.05m (approx)Zoning / GN-General NeighbourhoodLocal Council / City of PlayfordCouncil Rates / \$1,675.80 pa (approx)Water Rates (excluding Usage) / \$614.80 pa (approx)Es Levy / \$97.60 pa (approx)Estimated Rental / \$420-\$460pwTitle / Torrens Title 5262/717Easement(s) / NilEncumbrance(s) / Nil Internal Living / 90.2sqm (approx)Total Building / 214.9sqm (approx)Construction / Solid BrickGas / Not ConnectedSewerage / MainsSelling InvestmentFor additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/xw93Uq>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.