

12 Whitsbury Road, Elizabeth North, SA 5113



Sold House

Saturday, 12 August 2023

12 Whitsbury Road, Elizabeth North, SA 5113

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 891 m2

Type: House



Mike Lao

0882811234



Tyson Bennett

0437161997

\$376,205

*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://bit.ly/3O1GOju>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 3 bedroom, 1 bathroom, residence located in the heart of Elizabeth North on a 891sqm block with loads of appeal for investors, developers and homeowners alike. The property is currently tenanted with a fixed lease of \$270 pw in place until 23/9/23.A clever floorplan creates zoned living with communal and private spaces throughout the residence. Step up the entrance porch and into the spacious L shaped lounge and dining room with air-conditioning, and plenty of room for furniture and relaxation. Down the central hallway you will discover three well sized bedrooms as well as the central bathroom including a shower-over-tub, wall tiles, and a separate toilet.Prepare meals in the functional kitchen space showcasing an abundance of cupboard storage and preparation space, electric appliances large windows to catch the breeze and direct access to a handy internal laundry with yard access.Through the back door to the sprawling, fully fenced backyard equipped with a large 3.3x7.5 garage and 2.4x4.3m shed. The opportunities for this space are endless: build up garden beds to create a lush oasis, or extend on the property with renovations. For the savvy investors, the 891sqm of land offers potential subdivision (STCA) with other new builds being developed in the area.Property Features:- 3 spacious bedrooms - Lounge room with an air-conditioning unit- Central bathroom with separate toilet- Functional kitchen with abundant storage space- Internal laundry room with yard access- Huge, fully fenced backyard including garden shed- Secure parking within the garage and open parking space behind the gatesCentrally-located, you will live within easy reach of everything you need. It's just a short walk to the local transport links, park and Elizabeth North Primary School and Preschool. A 3-minute drive will take you to the Munno Para Shopping City with major retailers, supermarkets and so much more all on hand.Call Mike Lao on 0410 390 250 or Tyson Bennett on 0437 161 997 to inspect!Year Built / 1960 (approx)Land Size / 891.5sqm (approx) Frontage / 19.5m (approx)Zoning / GN-General NeighbourhoodLocal Council / City of PlayfordCouncil Rates / \$1,622.05 pa (approx)Water Rates (excluding Usage) / \$614.80 pa (approx)Es Levy / \$94.80 pa (approx)Current Rental / Fixed lease of \$270 pw in place until 23/9/23Estimated Rental / \$330-\$360 pwTitle / Torrens Title 5147/949Easements / Subject to service easement for sewerage - See titleInternal Living / 94.2sqm (approx)Total Building / 159.7sqm (approx)Construction / Cement Sheet; WeatherboardGas / Not ConnectedSewerage / Mains Selling InvestmentFor additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/PgaGt9>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.