

**13 Perrott Street, Elizabeth Park, SA 5113**

**House For Sale**

Wednesday, 17 April 2024



**13 Perrott Street, Elizabeth Park, SA 5113**

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 690 m2**

**Type: House**



Mike Lao

0882811234



Tyson Bennett

0437161997

**\$429,000 - \$469,000**

\*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://shorturl.at/dikJW>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 4-bedroom home, neatly positioned on tree-lined Perrott Street with 690sqm of well-maintained land, perfectly suited to those seeking the idyllic suburban lifestyle. The property is currently tenanted with a fixed lease returning \$400 per week until 4/11/2024. Step inside to discover a wonderful interior with gorgeous natural light, a soft colour palette and comfortable carpet flooring underfoot. The spacious, open-plan lounge and dining area sits at the front of the home and offers real room to stretch out, relax and unwind and connects to the galley shaped kitchen. The home chef will be well-equipped in the kitchen with an electric cooktop and oven, a 1.5 sink and bountiful benchtop space. All four bedrooms are set off the main hallway, with the master maintaining a convenient walk-in wardrobe. The bathroom features a step in shower, separate soaking tub and a separate toilet. Outside, you are treated to a large verandah, offering a natural outdoor extension of the living space and the perfect spot for alfresco dining and get togethers, or simply for quiet relaxation. Beyond the verandah, the fully-fenced garden has space to move and play and present an unmissable opportunity for the green thumb. There are two sheds with concrete flooring for storing tools and equipment. Key features you'll love about this home:- Excellently-sized 690sqm approx block- Ducted evaporative cooling and fanaways throughout- Low-maintenance manicured gardens- Verandah spanning the full width of the home - Rainwater tank for the eco conscious- Single carport plus ample off street parking on the driveway This must-see home is set along a quiet street and is only moments from local bus stops, Jubilee Park and the Elizabeth Park Primary School. The bustling Elizabeth City Centre is within easy reach and offers major retailers and amenities plus you're just minutes from the Elizabeth train station and the local bus stops for a hassle-free commute. Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect! Year Built / 1971 (approx) Land Size / 690sqm (approx) Frontage / 20.3m (approx) Zoning / GN - General Neighbourhood Local Council / City of Playford Council Rates / \$1,638 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$96.10 pa (approx) Current Rental / Fixed lease of \$400 pw until 4/11/2024 Estimated Rental / \$450-\$490 per week Title / Torrens Title 5280/299 Easement(s) / Nil Encumbrance(s) / Nil Internal Living / 98.9sqm (approx) Total Building / 189.3sqm (approx) Construction / Brick Veneer Gas / Not Connected Sewerage / Mains Selling Investment For additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/JZNqys> 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.