

13 Walditch Street, Elizabeth Downs, SA 5113

HARRIS

House For Sale

Wednesday, 3 April 2024

13 Walditch Street, Elizabeth Downs, SA 5113

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 715 m2

Type: House



Andrew Farnworth
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Best Offers By 11am Wednesday 10th April (USP)

Best Offers By 11am Wednesday 10th April (USP) Proudly presented by Andrew Farnworth and Harris Real Estate, this spacious 3-bedroom, 2-bathroom home at 13 Walditch Street, Elizabeth Downs, offers a perfect blend of family comfort and investment potential. Situated on a generous 715sqm block with a wide 22.4m frontage, this property also holds promising future subdivision opportunities (STCC). As you step inside from the fully fenced off front yard, you'll be greeted by the inviting large lounge area, complete with ducted evaporative cooling, a split system wall unit, and a cozy fireplace, ensuring year-round comfort and relaxation. The lounge seamlessly transitions into the dining area, adjoining the well-appointed kitchen, creating an ideal space for cooking and sharing meals with loved ones. The kitchen features an electric cooktop, oven, puratap, and ample bench and cupboard space, catering to the needs of any home chef. Three spacious bedrooms offer comfortable accommodation, with the master bedroom boasting a walk-in robe and ensuite, while bedroom 2 offers a built in robe too and along with bedroom 3, is thoughtfully positioned at the rear of the home. Conveniently located, the second bathroom contributes to smooth mornings for the entire family. Outside, an expansive undercover entertaining area provides plenty of room for gatherings, complemented by a double garage with power, offering versatility as a workshop or extra storage space. The lush backyard with sprawling lawns is an ideal playground for kids to enjoy outdoor adventures and is easily maintained by the pop up sprinkler irrigation. A WOW factor is the incredible 13kw solar with a 10kw inverter. Within walking distance to bus stops, Elizabeth Downs Primary, Blakeview Primary, Craigmore High School, and Munno Para Shopping City, this home offers prime convenience for daily living. Don't miss out on this fantastic opportunity. Contact Andrew Farnworth today for more information or to schedule an inspection. Specifications: CT / 5753/458 Council / Playford Zoning / GN Built / 1973 Land / 715m² (approx.) Council Rates / \$1,647.40pa Emergency Services Levy / \$96.85pa SA Water / \$153.70pa Estimated rental assessment / \$480 - \$530 per week / Written rental assessment can be provided upon request Nearby Schools / Elizabeth Downs P.S, South Downs P.S, Elizabeth Park P.S, Craigmore H.S, Kurna Plains School Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. North RLA | RLA 330069