

15 Trembath Road, Elizabeth Vale, SA 5112

House For Sale

Tuesday, 14 November 2023



15 Trembath Road, Elizabeth Vale, SA 5112

Bedrooms: 2

Bathrooms: 1

Parkings: 4

Area: 740 m2

Type: House



Mike Lao

0882811234



Tyson Bennett

0437161997

\$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/models/ZnLcRZkwkew>To submit an offer, please copy and paste this link into your browser: [https://www.edgerealty.com.au/buying/make-an-offer/Mike Lao](https://www.edgerealty.com.au/buying/make-an-offer/Mike%20Lao), Tyson Bennett and Edge Realty RLA256385 are proud to present to the market this wonderful solid brick beauty well loved by its current owners and ready to be transformed into something truly incredible with your loving touch. This well-situated two-bedroom home is set on an expansive 740sqm approx block within walking distance to the local shops, Lyell McEwin Hospital, public transport links and more, ensuring a life of convenience. You'll enter via a front porch into the entryway with the spacious front lounge room set to the side. Here, natural light filters through the large windows, comfortable carpet flooring flow underfoot keeping it cosy year round and reverse cycle air-conditioning ensures you're comfortable no matter the time of year. Pendant lighting and a tiled fireplace add charm while you have convenient access to the rear verandah. The light and bright kitchen overlooks the meals area for more casual gatherings. Bring your culinary visions to life thanks to electric appliances, plus there's also ample storage within the wooden cabinetry with overhead cupboards.A rear verandah extends the living space to the outdoors and provides the perfect setting to start your day with a coffee in hand or entertain as the kids run free in the fenced yard. There is a separate garage to securely park your vehicle plus two sheds for additional storage.Back inside, there are two spacious bedrooms with ceiling fans. To service them is a central bathroom plus the laundry set at the rear.Fantastic property features include:- Split-system reverse cycle air-conditioning in the lounge- Ceiling fans in both bedrooms- Separate garage and two sheds- Ample off street parking for 4+ cars on the driveway- Orange, plum, apple and grape trees- Rainwater tank- Brand new hot water system installedWith off street parking for multiple cars and spacious indoor spaces, this is a property perfect for those who love to entertain or work on their next home project. Lyell McEwin Hospital is across the road while the local IGA, Mofflin Reserve, Elizabeth Vale Soccer Club and Elizabeth Primary School are a short walk away. It's 5 minutes to Elizabeth City Centre, Parabanks Shopping Centre and Saints Shopping while a 35 minute drive will take you into the heart of the Adelaide CBD.Call Mike Lao on 0410 390 250 or Tyson Bennett on 0437 161 997 to inspect!Year Built / 1961 (approx)Land Size / 740sqm (approx - sourced from Land Services SA) Frontage / 21.64m (approx)Zoning / GN-General NeighbourhoodLocal Council / City of PlayfordCouncil Rates / \$1,774.25 pa (approx)Water Rates (excluding Usage) / \$614.80 pa (approx)Es Levy / \$105.90 pa (approx)Estimated Rental / \$350-\$380pwTitle / Torrens Title 5266/765Easement(s) / NilEncumbrance(s) / NilInternal Living / 79.9sqm (approx)Total Building / 125sqm (approx)Construction / Solid BrickGas / Not ConnectedSewerage / MainsFor additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/98rOXW>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.