

150 Goodman Road, Elizabeth South, SA 5112

House For Sale

Thursday, 13 June 2024



150 Goodman Road, Elizabeth South, SA 5112

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 647 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://bit.ly/45t9nyN> 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 easy-care solid brick semi-detached home in the heart of Elizabeth South. Situated on a generous 647sqm approx block, this three-bedroom, one-bathroom abode is the ideal starter home or will perfectly complement any investment portfolio. The prized location ensures you'll never be short on tenants eager to call this property home. The property is currently tenanted with a periodic lease returning \$310 per week with the potential to increase in the current rental market. The lounge is located just off the entry and serves as the hub of this home, where you can relax and unwind with a Teco split-system air-conditioning unit promising year-round comfort. Pine floorboards flow underfoot and bring a sense of warmth to the interior leading through to the open-plan kitchen and meals area. Loved ones can enjoy delicious meals as the home cook shows off their master chef skills in the U-shaped kitchen. The laminate benchtops and tiled backsplash ensure a low-maintenance appeal plus there's a free-standing electric cooktop and oven and plenty of storage including under-bench and overhead cupboards. Adjacent to the kitchen is the meals area which has direct access to the outdoors via the laundry. All three bedrooms set to one side of the floorplan and feature batten lights, roller blinds and timeless pine floorboards. They are serviced by a central bathroom with a combined showerbath, a sink and wall-mounted medicine cabinet, plus a separate toilet to accommodate busy households. Outside, you will find a porch and concrete patio for outdoor entertaining. There's also plenty of space on offer to create the urban oasis of your dreams (STCA) or simply admire the peaceful surrounds and take in views over the expansive, fully fenced backyard. Key features you'll love about this home: - 647sqm approx block - Solid brick construction - Split-system air-conditioning in lounge - Security doors and window grills for peace of mind - Pine floorboards in entry, lounge and all bedrooms - Ample off-street parking on the driveway and behind the gate to the backyard Land bank for the future and watch land values rise with multiple new developments nearby. Convenience is guaranteed with the property being situated right across from Willison Reserve, and just moments from the local bus and train stops, Elizabeth South Shopping Centre and the bustling Elizabeth City Centre. For families, Elizabeth South Primary School is a few minutes away and 40 minute drive will take you to the city. Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect! Year Built / 1961 (approx) Land Size / 647sqm (approx) Frontage / 21.58m (approx) Zoning / EN - Established Neighbourhood Local Council / City of Playford Council Rates / \$1,514.65 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$84 pa (approx) Current Rental / Periodic lease of \$310 pw Estimated Rental / \$350 - \$380 pw Title / Torrens Title 6067/589 Easement(s) / For sewerage purposes and party wall rights - See title Encumbrance(s) / Nil Internal Living / 81.5sqm (approx) Total Building / 86.1sqm (approx) Construction / Solid Brick 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/ssNpiml> 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.