

16 Patterson Road, Elizabeth Park, SA 5113

House For Sale

Wednesday, 6 December 2023



16 Patterson Road, Elizabeth Park, SA 5113

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 300 m2

Type: House



Mike Lao

0882811234



Brendon Ly

0447888444

\$409,000 - \$449,000

*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/3LEut6pZNGa>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 a sleek, stylish and surprisingly spacious home that's move-in ready! Thoughtfully designed, this home offers the very best in modern living whether you are looking for your first home, forever home, a savvy downsizer or an investment opportunity, this is a residence that is sure to tick all the boxes.A covered porch and manicured gardens provide the ideal welcome to this home, inviting you inside to explore it for yourself. The open-plan layout embraces the family and meals area with glass sliding doors that lead you outside to the covered verandah where you can host friends, dine alfresco or enjoy your morning coffee in privacy and comfort.The home cook will love to whip up a meal in the kitchen equipped with sweeping benchtops, sleek cabinetry, quality fixtures and a suite of quality stainless steel appliances including a gas cooktop, electric oven and dishwasher. A built-in pantry adds incredible convenience along with the abundance of under-bench and overhead storage.The three bedrooms are all a great size including your master suite which is set at the front of the floorplan, with a walk-in robe and a three piece en-suite. Both guest bedrooms are fitted with built-in robes and are located close to the large main bathroom with a bath, shower with a detachable showerhead, single vanity and toilet.There are so many features to enjoy including:- Solar system with 22 panels- Carrier ducted reverse cycle air-conditioning throughout with 3 zones- Roller shutters and security doors - A concrete driveway leading to a double garage with an automatic panel lift door and internal access- Plush carpet in all the bedrooms and floating flooring in the living areas- Internal laundry with storage, trough, benchtop and side access- Easy-care landscaping at the front and back yardsThose who call this house a home will enjoy being just a short walk from local shops, Elizabeth Park Primary School, St Thomas More School and Fremont Park. Other great schools and amenities are within easy reach, as is Elizabeth City Centre and local train stations. Those who commute into the city for work can be there in under 45 minutes, and the lovely Barossa Valley region is an easy 30 minute drive away.Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect!Year Built / 2014 (approx)Land Size / 300sqm (approx - sourced from Land Services SA)Frontage / 13.64m (approx)Zoning / GN-General NeighbourhoodLocal Council / City of PlayfordCouncil Rates / \$1,792.15 pa (approx)Water Rates (excluding Usage) / \$614.80 pa (approx)Es Levy / \$109.70 pa (approx)Estimated Rental / \$500-\$540pwTitle / Community Title 6060/260Community Rates / \$110.97pq (approx)Easement(s) / NilEncumbrance(s) / NilInternal Living / 85.3sqm (approx)Total Building / 137.2sqm (approx)Construction / Brick VeneerGas / Connected Sewerage / MainsFor additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/MWXDJSE>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.