

**17 Mofflin Road, Elizabeth Grove, SA 5112**



**Sold House**

Saturday, 17 February 2024

17 Mofflin Road, Elizabeth Grove, SA 5112

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 786 m2**

**Type: House**



Steven Ulbrich

0881808162

**\$422,000**

Buying a property at Auction is an easy and exciting process for any buyer. Talk to the team at Ray White Angle Vale | Elizabeth about how we can work with you and your finance broker to get you 'Auction Ready' and ensure you do not miss out on this brilliant buying opportunity. It is with great pleasure that Ray White Angle Vale & Elizabeth and Steven Ulbrich present this excellent buying opportunity set in the in demand suburb of Elizabeth Grove. Situated on a 786m<sup>2</sup> block (approx.), located only a three minute drive from the Elizabeth City Centre and with a 190m<sup>2</sup> build size (approx.), this four bedroom home with a large shed in its massive backyard would be the perfect opportunity for anyone who wishes to call Elizabeth Grove home. This vacant home offers established gardens and trees along with providing the lucky buyer with the choice of flipping it, moving straight in, renting it out with great rental yield or knocking it down and sub dividing it (subject to council consent : STCC). The choices here are endless. As you enter the home, you'll be met with a spacious lounge room with a reverse cycle window air conditioner, a fan and a radiant heater that will lead you through to the kitchen and dining space offering ample cabinetry, cooking appliances and a fan. The large laundry offers a linen cupboard and all the room you'll need for your various cleaning appliances. Further to your right you'll find the bathroom with a shower, a basin and a separate toilet nearby. All four carpeted bedrooms are generous in size allowing room for king size beds and bedside tables with room to move. The main bedroom offers a built in L-Shaped robe and a split system reverse cycle air conditioner and another offers a fan. Venturing into the backyard from the laundry or from bedroom four, you are greeted with a 45m<sup>2</sup> undercover entertainment area that's perfect for entertaining guests all year round both day and night out of the weather elements. But what is most certainly the biggest drawcard of this home is the size of its backyard. It's big enough that it has the potential to add any size pool as well as plenty of room to allow the children and their pets to enjoy. There are also 15m<sup>2</sup> worth of sheds allowing you the ability to store as much as you want to your hearts content. With exceptional garden space ready to educate that green thumb of yours, a carport to house your vehicle undercover, multiple storage solutions, roller shutters, a rainwater tank, a bird aviary, screen doors and St Mary Magdalene School only a 5 minute stroll away, this home is sure to generate immediate interest so do not miss out on our scheduled open inspections and auction at 2pm on Saturday the 24th of February. **FEATURES YOU WILL LOVE:** • 786m<sup>2</sup> block (approx.) • 190m<sup>2</sup> build (approx.) • Sub dividable (subject to council consent : STCC) • Carpeted throughout • Spacious lounge room with a reverse cycle window air conditioner, fan & a radiant heater • Bathroom with a shower, a basin & a separate toilet • Four generous sized bedrooms, one with a fan • Reverse cycle split system air conditioner & built in robe to main bedroom • Kitchen with ample cabinetry, cooking appliances & a fan • Large laundry with outside access • Multiple linen cupboards • Massive backyard • 45m<sup>2</sup> undercover entertainment area • Sheds measuring 15m<sup>2</sup> • Screen doors • Established gardens & trees • Carport • RWT • Roller shutters • Bird aviary • Ample off street parking • 4 min walk to Blencowie Street Reserve • 5 min walk to St Mary Magdalene School • 6 min walk to public transport • 2 min drive to local cafe's and restaurants • 3 min drive to Elizabeth City Shopping Centre • 30 min drive to the Adelaide CBD This property will not hang around for long and represents excellent value for money. Contact Steven Ulbrich on 0484 277 674 for further information. Want to find out where your property sits within the market? Have our multi-award-winning agent come out and provide you with a market update on your home or investment! Call Steven Ulbrich or click on the following link: <https://raywhiteanglevale.com.au/agents/steven-ulbrich/118894> To put an Offer to Purchase online please follow the link:

<https://forms.monday.com/forms/47b392bf41a9d21d63d4b3115313f956?r=use1> 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 representative is given or made as to the correctness of information supplied and neither the owners nor 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.