

17 Womma Road, Elizabeth North, SA 5113



House For Sale

Friday, 10 May 2024

17 Womma Road, Elizabeth North, SA 5113

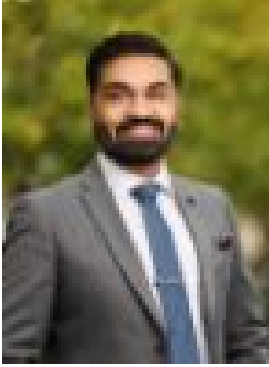
Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 930 m2

Type: House



Brijesh Mishra
0430140905



Jaya Prageeth

Saturday 25th of May 10:30am (USP)

Delightfully located close to local schools, public transport and shopping centres, this rare release residence offers 4 spacious bedrooms across a delightful double story design. Homebuyers wishing to mortgage proof their investment and wise developers with a vision for future improvement will certainly be interested in the massive 930m² allotment with potential to redevelop as has been done on neighbouring and nearby allotments. Crisp floating floors, high ceilings and fresh neutral tones provide a refreshing contemporary living space with a large family room offering a great spot for your daily relaxation. A combined kitchen/meals features sleek tiled walls, solid timber cabinetry, double sink with filtered water, freestanding gas stove and plenty of space for the dining table. There are 2 spacious bedrooms to the ground floor and a further 2 to the upper level. The main bedroom upstairs offers a built-in robe and ensuite bathroom. Downstairs provides a bright main bathroom, separate toilet and generous walk-through laundry with under bench appliance space. Your creativity and future vision will begin outdoors as you stand back and admire the massive rear yard, a veritable blank canvas for your future development and outdoor improvement ideas. Neighbouring and recent local developments have set the precedent for this exciting area, and now is the time for 17 Womma Road to embrace its full future potential. Live in now and enjoy the mortgage security that the large allotment provides, rent out and relish in the residential returns or develop now and reap the rewards. Briefly: * 4 Bedroom family home on large traditional Block * Allotment size of 930m² * Positive potential to redevelop and build brand-new homes (STPC) * 4 spacious bedrooms, all double bed capable * Generous living room with floating floors and neutral tones * Combined kitchen/meals features sleek tiled walls, solid timber cabinetry, double sink with filtered water, freestanding gas stove and plenty of space for the dining table * Main bedroom with built-in robe and ensuite bathroom * Bright main bathroom, walk-through laundry with under bench appliance space * Under stair storage * Massive, level rear yard with lock up gates to the street * Ample off-street parking * Generous wide frontage of approximately 20m Well-positioned close to local schools and public transport. Both bus and train public transport is close by. There are several recreational parks and reserves in the area including the outstanding sporting facilities of Argana Park, just around the corner, Womma Park, Ramsey Park and Dauntsey Reserve. Take your pick of excellent shopping at either Elizabeth Shopping Centre or Munno Para Shopping Centre. Local unzoned primary educational facilities include Elizabeth North Primary School, (just around the corner), Elizabeth Downs Primary, South Downs Primary, Elizabeth the Park Primary & Swallowcliffe School P-7. The zoned secondary school is Playford International College. Quality private schooling can be found at St Thomas More School, Hope Christian College, Trinity College Blakeview & St Columbia College. Please note that this property is currently tenanted. See tenancy details below; Lease Type: Fixed Lease End Date: 15/02/2025 Current Rent: \$390 per week For more information, contact Brijesh Mishra on 0430 140 905 or Jaya Prageeth on 0430 397 878. The Vendor's Statement (Form 1) may be inspected at 493 Bridge Road, Para Hills SA 5096 for 3 consecutive business days before the auction and at the auction for 30 minutes before it commences. DISCLAIMER: We have in preparing this document using our best endeavours to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document. RLA 326547