

**18 Rollison Road, Elizabeth Vale, SA 5112**



**Sold House**

Friday, 3 November 2023

18 Rollison Road, Elizabeth Vale, SA 5112

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 830 m2**

**Type: House**



Todd Fromme  
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Ryan Stapleton

**\$504,000**

Embracing a worthy parcel of 830sqm (approx.), 18 Rollison Road presents a perfect canvas to remodel to your tastes or develop (STCC) at your own leisure. Taking heed from its perfectly presented red brick façade and manicured street appeal, the flexible footprint is currently configured with three bedrooms, two bathrooms and dual living zones for complete family functionality. At the home's heart, a timber-clad kitchen and adjacent eat-in dining area grant an ideal base for families to gather and dine. A spacious backyard promises space for green thumbs to cultivate or renovators to further extend into the verandah and deep allotment if need be. Out here, you'll also find a vast amount of shedding complete with a kitchenette to keep the tradies and tinkers happy for hours on end, or alternatively business owners could utilise as a studio or working-from-home space. The worthy location speaks for itself, a thriving area seeing new developments and community projects galore, set to grow your investment in the not-too-distant future. With Elizabeth Vale Primary School, Nido ELC and public transport literally on your doorstep, take that solid dose of inspiration and turn it into something that's worthy of your forever on Rollison... Even more to love:

- Spacious 830sqm (Approx.) north-facing allotment
- Excellent investment & development potential (STCC)
- Secure double garage & carport
- Plenty of additional off-street parking
- Built-in robes to one bedroom
- Split system air conditioning & ceiling fans
- Security roller shutters
- Dual garden sheds
- Storage room
- Zoned for Playford International College
- Easy access to bus stop & Nurlutta train station
- Proximity to Lyell McEwin Hospital, Mofflin Reserve & Elizabeth City Centre

**Auction Pricing** - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

**Vendors Statement:** The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

**Norwood RLA 278530 Disclaimer:** As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

**Property Details:** Council | Playford Zone | GN - General Neighbourhood \ Land | 830sqm (Approx.) House | 278sqm (Approx.) Built | 1961 Council Rates | \$1,794.20pa Water | \$153.70pa ESL | \$209.85pa