

**2 Fatchen Street, Elizabeth Grove, SA 5112**



**House For Sale**

Thursday, 13 June 2024

2 Fatchen Street, Elizabeth Grove, SA 5112

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 681 m2**

**Type: House**



Winston Coxon

0884828204

## Auction Saturday 29th June

Ray White Salisbury is proud to present 2 Fatchen Street, Elizabeth Grove. THE LOCATION Discover the epitome of convenience with this ideally situated property in the heart of Elizabeth Grove. With easy access to Main North Road, ensuring a seamless connection throughout the Northern Suburbs and a swift 29 km journey to the Adelaide CBD. Commuting is a breeze with the nearby Elizabeth and Womma train stations, complemented by multiple bus routes. Enjoy leisurely strolls at Fremont Park for relaxation. Educational excellence is at your doorstep with Elizabeth Park Primary School and the esteemed Playford International College within walking distance. For shopping needs, Elizabeth Shopping Centres are a mere 4-minute drive away, offering a diverse retail experience. Ensure your health and well-being with Lyell McEwin Hospital and multiple medical precincts in close proximity. THE RESIDENCE This charming double brick home has been tastefully updated with modern features, offering both functionality and comfort perfect for first home buyers or downsizers. Alternatively, resting on an expansive 681 square meter corner block with potential for subdivision, this property presents an ideal opportunity for investors or developers. FEATURES • Double Brick • Freshly Painted • 681sqm Allotment • New Bathroom Vanity • Down lights Throughout • New Floating Floorboards • Potential for Subdivision STCA • Corner Allotment With Two Wide Street Frontages Don't miss the opportunity to make this property yours, for all enquiries please contact Winston Coxon or Thomas Korte. Regarding price. The property is being offered to the market by way of Auction. We will supply recent sales data for the area which is available upon request via email or at the open inspection. Disclaimer: Every care has been taken to verify the correctness of all details used in this advertisement. However, no warranty or representation is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for errors or omissions. Prospective purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the contract of sale