

23 Marshalsea Road, Elizabeth Park, SA 5113

Sold House

Wednesday, 21 February 2024



23 Marshalsea Road, Elizabeth Park, SA 5113

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 694 m2

Type: House



Mike Lao

0882811234



Tyson Bennett

0437161997

\$475,000

*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://shorturl.at/cqxEQ>To submit an offer, please copy and paste this link into your browser: [https://www.edgerealty.com.au/buying/make-an-offer/Mike Lao, Tyson Bennett and Edge Realty RLA256385](https://www.edgerealty.com.au/buying/make-an-offer/Mike%20Lao,%20Tyson%20Bennett%20and%20Edge%20Realty%20RLA256385) are proud to present to the market this spacious family home with classic charm that's sure to appeal to a wide range of buyers. Whether you are a first home buyer, a family looking for a place to call home or perhaps a savvy investor planning is to sit back and enjoy the returns, now is the time to buy and secure your future. The property is currently tenanted with a fixed lease of \$360 per week in place until 29/10/2024. Timber floors and a Kalora combustion fireplace are on show in the front lounge room along with ducted air-conditioning promising a property with real personality and comfort. From here you can make your way into the dining space and into the galley kitchen. For those who love to cook, the kitchen is equipped with original wooden cabinetry, an electric cooktop, plenty of storage and views out to the backyard. There are three bedrooms, the master bedroom with a built-in robe and bedroom 3 has an air-conditioning unit. To service them is the main bathroom with a bath, shower and separate toilet and the laundry with exterior access. The children and pets can play safely in the fully fenced yard where there is plenty of scope to transform this space to the ultimate outdoor entertainment area (STCA). There is a double length carport with convenient rear access for securing your vehicle, tools and equipment. Key features you'll love about this home:- Ducted evaporative air-conditioning in the lounge and kitchen- Combustion fireplace in the lounge- Pine floorboards in the living spaces and bedrooms- Double length carport with drive-through access- Three piece bathroom with a separate toilet- A good-size laundry with exterior access If it's a life of convenience you desire, then this home will surely deliver. The local bus stop and football club are just a short walk away as is Dwight Reserve and Jubilee Park. It's just a 3-minute drive to Craigmore Village Shopping Centre or Drakes Elizabeth Park. Elizabeth Park Primary School, St Thomas More School and Pinnacle College are also within easy reach and for those who commute, you can be in Adelaide city within 40 minutes and you are only 30 minutes from Barossa Valley Wine Region for a day out with loved ones. Call Mike Lao on 0410 390 250 or Tyson Bennett on 0437 161 997 to inspect! Year Built / 1962 (approx) Land Size / 694.53sqm (approx - sourced from Land Services SA) Frontage / 20.72m (approx) Zoning / GN-General Neighbourhood Local Council / City of Playford Council Rates / \$1,666.85 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$96.85 pa (approx) Current Rental / fixed lease of \$360 pw until 29/10/2024 Estimated Rental / \$500 Title / Torrens Title 5202/414 Easement(s) / Nil Encumbrance(s) / Nil Internal Living / 89.3sqm (approx) Total Building / 124.7sqm (approx) Construction / Brick Veneer Gas / Not Connected Sewerage / Mains Selling Investment For additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/9jDveif> if this property is to be sold via Auction, the Vendors Statement (Form 1) may be inspected at the Edge Realty Office at 4/25 Wiltshire Street, Salisbury for 3 consecutive business days prior to the Auction and at the Auction for 30 minutes before it starts. Want to find out where your property sits within the market? Receive a free online appraisal of your property delivered to your inbox by entering your details here: [www.edgerealty.com.au/Edge Realty RLA256385](https://www.edgerealty.com.au/Edge%20Realty%20RLA256385) 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.