

**24 Turnworth Street, Elizabeth Downs, SA 5113**



**Sold House**

Friday, 6 October 2023

24 Turnworth Street, Elizabeth Downs, SA 5113

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 637 m2**

**Type: House**



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**\$419,000**

Welcome to this fantastic opportunity in Elizabeth Downs, brought to you by Gareth Dickins from LJ Hooker. Nestled on a generous land size of approximately 630 square meters, this 3-bedroom home presents a lucrative investment opportunity, with a long-term tenant expressing a keen interest in continuing the tenancy. Situated on a quiet street, surrounded by similarly well-presented residences, this property boasts a range of desirable features. The spacious formal lounge room provides an inviting space for relaxation and entertaining, while the generous family/dining room area offers ample room for comfortable everyday living. A separate kitchen provides convenience and functionality for culinary pursuits. Two of the three bedrooms are thoughtfully appointed with built-in robes, ensuring ample storage space. The bathroom is complemented by a separate toilet, enhancing practicality. Climate control is taken care of with the inclusion of evaporative ducted air conditioning, a gas heater, and a wall air-conditioning unit, providing year-round comfort. Stepping outside, a verandah with timber decking overlooks the well-established backyard, creating an ideal space for outdoor enjoyment. Additionally, a lined garage serves as an ideal rumpus room, providing versatile usage options. A garage under the main roof, equipped with a roller door, offers secure parking. Conveniently located in Elizabeth Downs, this property enjoys easy access to essential amenities. Argana Park, Elizabeth Football Club, and Elizabeth Netball Club are in close proximity, catering to recreational pursuits. Elizabeth City Shopping Centre provides convenient shopping options, while Elizabeth Downs Primary, Elizabeth Park Primary, Playford College, and various public transportation options ensure ease of access to education and commuting. Please Note: This home is currently tenanted on a periodic lease for \$300 per week. The portable pool is the property of the tenants and will not be included in the sale. Current rental appraisal indicates potential future rent return of \$370 - \$390 per week. This property presents a compelling opportunity for astute investors seeking a reliable long-term tenant and a location that offers convenience and accessibility to a range of amenities. Don't miss this wonderful investment opportunity or the chance to create your dream home. Contact Gareth Dickins today! Disclaimer: We have in preparing this document used 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. RLA155355