

**24A Hayles Road, Elizabeth Park, SA 5113**



**House For Sale**

Tuesday, 14 November 2023

24A Hayles Road, Elizabeth Park, SA 5113

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 458 m2**

**Type: House**



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## Auction On-Site Sunday 3rd December 11:30AM

Welcome to the epitome of modern living at 24A Hayles Road, Elizabeth Park! This captivating brand new residence, exuding contemporary charm, beckons you with its sophisticated appeal and a fusion of comfort and style. With a four-bed, two-bath, two-living area layout, this home is a haven of tranquillity and convenience, seamlessly designed to elevate your lifestyle. Approaching the property, the eye-catching brick-clad exterior stands as a testament to its durability and timeless aesthetic. Step inside to discover a sleek, greyscale-themed interior adorned with a seamless blend of functionality and elegance. The open plan layout seamlessly connects the kitchen, meals, and family area, fostering an inviting atmosphere for gatherings and everyday living. The stunning kitchen boasts a breakfast bar, dishwasher, gas stove, and a window splashback, complemented by a walk-in corner pantry, a true delight for culinary enthusiasts. The interiors are graced with laminate floorboards, offering a sense of warmth and easy maintenance. As you explore, the master bedroom presents a retreat of its own, featuring an ensuite and a spacious walk-in robe, while the remaining bedrooms are generously equipped with built-in robes. Furthermore, the property boasts a study room for a quiet space to focus or relax with a book, while the adjoining lounge room offers an additional living space to unwind with the family. The main three-way bathroom services the home and provides a dedicated vanity space, a glass shower and bathtub, and a separate toilet for convenience. Step outside to a thoughtful alfresco area with recessed ceiling, perfect for relaxing or entertaining against a backdrop of the peaceful surroundings, in the secure low maintenance backyard. The single car garage offers secure parking for your vehicles and there is extra driveway parking for your guests. As for the location, this residence is conveniently situated close to reputable educational institutions like Elizabeth Park Primary School. Enjoy easy access to Craigmore Village Shopping Centre and Elizabeth City Centre for your shopping needs, embrace the ease of nearby amenities at Parks Shopping Centre and Drakes Elizabeth Park. Numerous parks and recreational spaces are also within easy reach, offering opportunities for leisure and outdoor activities. Immerse yourself in the charm of this contemporary dwelling and experience a lifestyle that seamlessly blends comfort, convenience, and modernity. Don't miss the chance to make this house your home!

**Property Features:**

- Brand new Four-bedroom, study and two-bathroom home
- The master bedroom has a walk-in wardrobe and private ensuite
- All minor bedrooms have built-in robes for storage
- Separate lounge room for an additional living space
- Study room off the lounge for a quiet space to focus
- Open-plan family, meals, and kitchen space at the rear of the home
- The kitchen has a corner pantry, a breakfast bar, a dishwasher, and a built-in gas stove, with a wrapping preparation bench, window splashback, and ample cupboard storage
- The main bathroom has a dedicated vanity space, a separate toilet, and a bathing room with a glass shower and bathtub
- The laundry room has ample storage and bench space, with backyard access
- Reverse cycle ducted air conditioning system for year-round comfort
- Laminate floorboards throughout the home for easy care style
- Gas hot water system for instant hot water
- Alfresco area for outdoor relaxation and entertaining
- Single car garage with auto panel lift door, backyard and internal access, and extra parking in the driveway
- Brick-clad exterior with a sleek greyscale aesthetic
- Elizabeth Park Primary School is only two minutes away

**Schools:** The nearby unzoned primary school is Elizabeth Park Primary School, South Downs Primary School, Elizabeth Downs Primary School, and Elizabeth North Primary School. The nearby zoned secondary school is Playford International College. The nearby unzoned secondary school is Kaurna Plains School. Information about school zones is obtained from [education.sa.gov.au](http://education.sa.gov.au). The buyer should verify its accuracy in an independent manner.

**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 | 458sqm (Approx.) House | 203sqm (Approx.) Council Rates | \$1,725.10pa Water | \$153.70pq ESL | \$193.70pa