

25 Spruance Road, Elizabeth East, SA 5112



Sold House

Friday, 11 August 2023

25 Spruance Road, Elizabeth East, SA 5112

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 890 m²

Type: House

\$543,000

Experience the joy of grand living in a lush environment - we're thrilled to introduce you to this splendid 4 bedroom, 2 bathroom family home, nestled in a quiet neighbourhood, yet close to all the amenities you could ever need. From the moment you step through the front door, you're greeted by spacious interiors and the warm ambience of polished timber floors, immediately inviting a sense of homeliness and comfort. Neutral paint tones, air conditioning, and quality finishes throughout elevate the contemporary floorplan. At the heart of the home, you'll find a spotless kitchen to inspire your culinary creativity. Outfitted with quality appliances, abundant preparation space, and stylish splash backs, this kitchen is a chef's dream, with an infusion of natural light through expansive windows adding to the charm. Beyond the kitchen, an airy lounge/meals area offers a versatile space for relaxation and entertainment. Sink into the sofa with a good book, or host memorable gatherings with loved ones. A separate rumpus room provides additional space for activities or quiet seclusion, leading you to the outdoor verandah and pergola. The master bedroom offers a sanctuary of comfort, featuring a lovely ensuite with floor-to-ceiling tiles and a separate, private retreat complete with built-in robes. This space can double as a quiet office area or private sitting area depending on your needs. The remaining bedrooms, each fitted with built-in robes, are serviced by a stylish central bathroom that includes both a bathtub and a shower. **KEY FEATURES:** • 9.9 kw bill busting solar system • AC in the lounge and dining areas • Well-equipped kitchen with dishwasher • Separate rumpus room • Outdoor verandah & pergola overlooking the inground swimming pool • Hamptons style cabana near swimming pool • Master bedroom with AC and ensuite • Separate retreat joined to the master bedroom with built in robes • All other bedrooms with built-in robes and ceiling fans • Stylish central bathroom • Separate laundry with direct yard access • Double enclosed carport/garage under main roof w/ 2 roller doors + double driveway • Second storage garage **LOCATION** • A short 4 minute drive to Elizabeth City Centre, for all your shopping needs • 2.1kms to Pinnacle College and Elizabeth Vale Primary School Practicalities are not overlooked with a separate laundry off the kitchen, offering direct yard access. For your vehicles, a double enclosed carport/garage under the main roof features 2 roller doors and a double driveway, with a 2nd iron garage providing extra storage or parking space. Once you step outside, you will be greeted with serene views of the sparkling inground, secure swimming pool, Hamptons style cabana, along with grassy yard adorned with established trees and plants. Set on a large allotment, you'll enjoy privacy while being ideally situated close to local shops, public transport, and sporting fields. Easy access to Main N Road, dog parks, playgrounds, dining options, Playford Plaza, Lyell McEwin Hospital, and a selection of top-notch local schools add to the family appeal. Don't let this opportunity slip through your fingers; this neighbourhood is becoming a hot spot for families searching for the perfect balance of community, space, amenities, and privacy. Get in touch with us to arrange an inspection today! **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. **Grange RLA 314 251 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. Ray White Grange are taking preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing will be required at this open inspection. **Property Details:** Council | PLAYFORD Zone | GN - General Neighbourhood \\ Land | 890sqm (Approx.) House | 293sqm (Approx.) Built | 1960 Council Rates | \$1,836.85 pa Water | \$153.7 pq ESL | \$213.90 pa