

26 Durdin Road, Elizabeth Vale, SA 5112



House For Sale

Tuesday, 30 April 2024

26 Durdin Road, Elizabeth Vale, SA 5112

Bedrooms: 3 Bathrooms: 1 Parkings: 2 Area: 595 m2 Type: House



Mike Lao
0882811234



Tyson Bennett
0437161997

\$309,000 - \$339,000

*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://my.matterport.com/show/?m=s15JrQzuxob>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 26 Durdin Road, Elizabeth Vale, a 3-bedroom home, brimming with potential and waiting for your personal touch. While it may need a bit of love and attention, this property offers an incredible opportunity to create the home of your dreams. Please note that this property is being sold in an "as is" condition. While it presents an exciting opportunity for renovation and improvement, potential buyers should be aware that plumbing works may be required. Upon entry, you're welcomed into a separate lounge room boasting a ceiling fan and an ornamental fireplace, ideal for cozy evenings with loved ones. The open plan kitchen and meals area comes complete with electric appliances, a built-in pantry, ample storage space, laminate benchtops and a skylight that bathes the space in natural light. All three bedrooms are equipped with ceiling fans, with the master bedroom featuring a split-system air-conditioning unit for added comfort. Completing the internal floorplan is the laundry with external access and a bathroom with a separate toilet. Step outside to discover a rear verandah overlooking the spacious backyard, along with a separate rumpus room, shed, and semi-enclosed pergola, offering endless possibilities for outdoor entertainment and relaxation. Despite its current condition, this property presents a fantastic opportunity for renovation and transformation. With a little bit of elbow grease and creativity, you can breathe new life into this space and create a home that reflects your unique style and preferences. Key features you'll love about this home: - 8 solar panels - Double length carport with rear access - Air-conditioning units in the master bedroom and rumpus - Ceiling fans in all three bedrooms and lounge - Attached flat roof verandah and separate pergola - Shed for additional storage Call Mike Lao on 0410 390 250 or Tyson Bennett on 0437 161 997 to inspect! Year Built / 1961 (approx) Land Size / 595sqm (approx) Frontage / 15.23m (approx) Zoning / GN-General Neighbourhood Local Council / City of Playford Council Rates / TBA Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / TBA Estimated Rental / \$330-\$360pw Title / Torrens Title 5293/148 Easement(s) / Subject to party wall rights - see title Encumbrance(s) / Nil Internal Living / 79.8sqm (approx) Total Building / 214.8sqm (approx) Construction / Solid Brick Gas / Not Connected Sewerage / Mains For additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/6oGW1V> 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: [https://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.