

**26 Hogarth Road, Elizabeth South, SA 5112**

**Sold House**

Tuesday, 5 September 2023



26 Hogarth Road, Elizabeth South, SA 5112

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 505 m2**

**Type: House**



Mike Lao

0882811234



Tyson Bennett

0437161997

**\$340,000**

\*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/gpOP2>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 charming home that's perfectly suited to first-time buyers, young families, renovators and investors. Easy-care living is assured in this three-bedroom, one-bathroom home with a huge backyard and a prime location close to everything you could ever need. The property is currently tenanted with a fixed lease of \$300pw in place until 13/5/24.The entry draws you into a front lounge room with a split system air conditioning unit and timeless pine floorboards underfoot. From here you can step into the open plan kitchen and meals and area. A suite of electric appliances are yours to enjoy in the kitchen along with plenty of bench space, overhead cupboards, a built-in pantry and a tiled backsplash.The open layout is ideal for hosting guests or you can make your way outside to the large backyard. The backyard is a fenced and easy to maintain blank space where those looking to add their own touches could look to create the outdoor space they've always wanted with plenty of room for a large workshop, lush vegetable garden, vibrant flower beds or add a covered outdoor entertaining area (STCA).All three bedrooms run down one side of the home while the bathroom is set at the rear of the layout with a separate toilet for convenience.Fantastic property features include:- Braemar split system air-conditioning in the lounge room flowing into the meals- Tri-lock security screen door for added security- A laundry set at the rear of the home with outdoor access- Ample off street parking on the driveway with gates to the backyard- An easy-care backyard with a rain water tankWhether this is your investment property, first or forever home, you are sure to appreciate the central location. The kids can walk to Willison Reserve and you are moments from the local bus stop. The Rose and Crown Hotel is only a short walk away, it's a few more steps to the local supermarket and only nine minutes by foot to Elizabeth South Primary School. For those travelling to the city for work, you are 35 minutes away and with Semaphore Beach just 28 minutes by car, weekends can be spent soaking up the sunshine.Call Mike Lao on 0410 390 250 or Tyson Bennett on 0437 161 997 to inspect!Year Built / 1962 (approx)Land Size / 505sqm (approx) Frontage / 12.45m (approx)Zoning / EN-Established NeighbourhoodLocal Council / City of PlayfordCouncil Rates / \$1,469.85 pa (approx)Water Rates (excluding Usage) / \$614.80 pa (approx)Es Levy / \$72.20 pa (approx)Current Rental / Fixed lease of \$300pw in place until 13/5/24Estimated Rental / \$330-\$360pwTitle / Torrens Title 5416/875Easement(s) / Subject to party wall rights and service easement for sewerage - See titleEncumbrance(s) / NilInternal Living / 74.8sqm (approx)Total Building / 80.5sqm (approx)Construction / Solid BrickGas / Not ConnectedSewerage / MainsSelling InvestmentFor additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/DyKaK6>Edge Realty RLA256385 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.