

26 Kilsby Street, Elizabeth Park, SA 5113

House For Sale

Wednesday, 22 May 2024



26 Kilsby Street, Elizabeth Park, SA 5113

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Gerry Manning

Auction- Saturday 8th June at 3:30pm

Quietly nestled on a generous 519m² allotment, boasting easy access to local parks, schools and reserves, this traditional maisonette features 3 spacious bedrooms and generous living areas across a well-maintained, design. Priced to sell as an entry-level proposition, the home provides an exciting opportunity for both homebuyers and investors alike. Younger buyers who want to grow a family will certainly be interested in the generous allotment, where there is plenty of space for the kids to run play and ample room for any future improvements. Investors with an educated market outlook will immediately see the potential for returns and long-term growth. Polished timber floors and split system air-conditioner create a comfortable living room, perfect for your daily relaxation. An adjacent combined kitchen/meals offers a valuable 2nd living area. The kitchen is bright and comfortable featuring freestanding electric stove, wide sink and the original cabinetry. All 3 bedrooms are well proportioned. Bedrooms 1 and 3 both have hard wearing carpets. Bedroom 2 features timber floorboards. The original bathroom offers a shower over bath, while a separate toilet and walk-through laundry complete the interior. A large lawn covered rear yard offers plenty of space for the kids to play, perfect for those who enjoy the garden and ideal for the growing family. A traditional galvanised iron shed will provide plenty of outdoor storage space while your vehicles can be securely housed behind lock-up gates to the street. If you're 1st home buyer or younger family looking for space to grow and room to move then this exciting option is well worth and inspection. Briefly:*

Traditional maisonette on generous 519m² allotment* 3 spacious bedrooms across a 5 main room design* Living room with polished timber floors, open fireplace and split system air-conditioner* Generous combined kitchen/dining/family* Kitchen features freestanding electric stove, wide sink and original cabinetry* 3 bedrooms, all well proportioned* Bedrooms 1 & 3 with hard wearing carpets * Bedroom 2 with timber floors * Traditional bathroom with shower over bath* Walk-through laundry with exterior access* Separate toilet* Large lawn covered backyard with ample room for kids and pets * Traditional galvanised iron shed* Secure off street parking behind lock-up gates to the street* Ducted evaporative air-conditioning* 12 solar panels for reduced energy bills Perfectly located within easy reach of all resources. Public transport is a short walk to either Midway Road or Yorktown Road. Jubilee Park and playground is just a short walk away along with the Olive Grove Wetlands, providing community open areas for your exercise and recreation. Local sporting and community spaces include Dwight Reserve and Aranga Park with football, netball, rugby and soccer. Local schools include Elizabeth Downs Primary and South Downs Primary, Elizabeth North School and Pre-school, Mark Oliphant College and St Colombia College. Elizabeth City Centre and Munno Para Shopping Centre are both nearby and available for a full shopping expedition, while Drakes Foodland is close by for your daily requirements. A great opportunity to purchase an entry level home in a desirable, growth suburb. Specifications: CT Reference / 5181/142 Council / City of Playford Zone / General Neighbourhood Year Built / 1960 Land Size / 519 m² approx Council Rates / \$1500.55 per annum SA Water Rates / Supply \$74.20 & Sewer \$79.50 per quarter + usage Emergency Services Levy / \$84 per annum Professionals Manning Real Estate 265 North East Rd Hampstead Gardens SA 5086. Professionals Manning Real Estate is proud to service the Adelaide Real Estate market. If you are thinking of selling or leasing you should give the team a phone call on 82666052 to arrange a free no obligation market opinion. RLA 281289 Disclaimer. If a land size is quoted it is an approximation only. You must make your own enquiries as to this figure's accuracy. Professionals Manning Real estate does not guarantee the accuracy of these measurements. All development enquiries and site requirements should be directed to the local govt. authority. Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. Development is subject to all necessary consents. You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice. RLA 281289 AUCTION The property is being offered to the market by way of Auction, unless sold prior. Auction Pricing- At this stage, the vendors are not releasing a price guide to the market. The agent is not able to guide the market or influence the market in terms of price instead providing recent sales data for the area which is available upon request via email or at the open inspection. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. Please note that any offers submitted prior to Auction will be under Auction conditions. It is the Purchaser's responsibility to seek own legal advice and a Form 3 Cooling-Off Waiver. RLA 281289.