

**27 Dover Pl, Elizabeth Park, SA 5113**

**Professionals**

**House For Sale**

Friday, 3 November 2023

27 Dover Pl, Elizabeth Park, SA 5113

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 306 m2**

**Type: House**



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## UNDER CONTRACT BY LUKE ALEXANDER

Are you looking for a cozy and secure family home in the heart of Elizabeth Park? Look no further! Presenting 27 Dover Place, a delightful 3-bedroom residence nestled in a well-maintained gated community, providing you with peace of mind and a sense of security.

**Property Features:-**

- Bedrooms:** This charming home boasts 3 bedrooms. The master bedroom features a walk-in robe and en-suite, while bedrooms 2 and 3 come with built-in robes for added convenience.
- Living Spaces:** Enjoy an open plan kitchen, dining, and living space that is perfect for family gatherings and entertaining. The kitchen offers ample cupboard space, a dishwasher, gas cooktop, and rangehood for those who love to cook.
- Bathrooms:** The main bathroom includes a relaxing bath and a separate shower for your comfort.
- Additional Living Space:** Discover a second living area that opens to a side courtyard, offering a versatile space to suit your lifestyle.
- Garage:** You'll have a single garage under the main roof with an automatic roller door for secure parking.
- Climate Control:** Stay comfortable year-round with ducted reverse cycle air conditioning.
- Tenant in Place:** Currently, this home is tenanted to a long-term tenant on a periodic lease agreement. They've been in the property since 2019 and are eager to stay for years to come. The current rental income is \$400 per week, and a rental appraisal letter is available for investors considering the current rental market conditions.

**Property Details:-**

- Land Size:** Approximately 306m<sup>2</sup>
- Building Size:** Approximately 172.4m<sup>2</sup>

**Location Highlights:-** Conveniently located within close proximity to public transport, shops, schools, and parks.

- Elizabeth City Centre: 1.4km
- Munno Para Shopping Centre: 3.1km
- Parks Shopping Centre: 750m
- Fremont Park: 300m
- Elizabeth Train Station: 1.9km
- Playford International College: 2.2km
- Playford College: 1.7km
- St. Thomas More School: 400m
- Elizabeth Park Primary School: 850m
- Lyell McEwin Hospital: 4.8km

**Outgoings:-**

- City of Playford Council Rates: \$1818.90 for the 2023/2024 financial year
- SA Water Rates: Supply Charge \$74.20, Sewerage \$79.50 per quarter
- Community Fees: \$113.18 per quarter

This is a fantastic opportunity to own a lovely family home or an attractive investment property in a secure and convenient location. Don't miss out on this gem - contact us today to arrange a private viewing and secure your future in 27 Dover Place, Elizabeth Park. Your new home awaits!

RLA 316093  
Property Code: 105