

27 Sherborne Street, Elizabeth Downs, SA 5113

House For Sale

Wednesday, 6 December 2023



27 Sherborne Street, Elizabeth Downs, SA 5113

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Type: House



Mike Lao

0882811234



Brendon Ly

0447888444

\$429,000 - \$469,000

*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=drawZsd1254>To submit an offer, please copy and paste this link into your browser: [https://www.edgerealty.com.au/buying/make-an-offer/Mike Lao, Brendon Ly and Edge Realty RLA256385](https://www.edgerealty.com.au/buying/make-an-offer/Mike%20Lao,%20Brendon%20Ly%20and%20Edge%20Realty%20RLA256385) are proud to present to the market this easy-care three-bedroom, one-bathroom home with a pleasant living spaces, large backyard, and easy access to a range of amenities, this is a great home for young families or investors alike.Situated on a spacious 920sqm easement-free corner block, this property presents a wonderful opportunity to secure your future. Stepping inside you will find the spacious, light-filled lounge with pine floorboards underfoot, Rinnai gas heater and a reverse cycle air-conditioning wall unit to keep the home comfortable year round. From here you can step into the humble galley kitchen which has plenty of storage space in the ample wooden cabinetry, electric appliances and easy-care vinyl flooring.The three bedrooms are all a great size, promising a peaceful retreat where you can retire at the end of the day plus they all feature built-in robes. A shower with dual showerheads, bath and separate toilet service the updated bathroom and there's an internal laundry with external access for added convenience. Outside, is a true entertainer's delight! There is an expansive pitched and flat roofed verandah with lights, cafe blinds and decking, ideal for outdoor entertaining or just to enjoy your own slice of paradise as you overlook the well-sized yard sunny paved patio. Here there is also convenient side access to the double carport and double garage with 15amp power.Fantastic features include:•☑Solar system with 22 panels•☑Reverse cycle air-conditioning in the lounge and master bedroom•☑Roller shutters and tri-lock privacy screen security doors•☑Built-in robes in all bedrooms•☑Corner access with room for your caravan/boat•☑Double carport and double garage for an abundance of secure parking space•☑Garden shed for extra storage•☑Instant gas hot water systemThis property is a treasure trove of convenience and accessibility close to local parks, delectable eateries, and vibrant shopping precincts. You can drive just minutes from your new home to both the Elizabeth Downs Primary School and the Hope Christian College. The nearby Dwight Reserve is also within easy reach and is ideal for those with young kids plus you're close to the bustling Munno Para Shopping City and Elizabeth City Centre with a long list of amenities on hand.Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect!Year Built / 1973 (approx)Land Size / 920sqm (approx - sourced from Land Services SA)Frontage / 19.18m (approx)Zoning / GN-General NeighbourhoodLocal Council / City of PlayfordCouncil Rates / \$1,666.85 pa (approx)Water Rates (excluding Usage) / \$614.80 pa (approx)Es Levy / \$98.70 pa (approx)Estimated Rental / \$420-\$470pwTitle / Torrens Title 5471/499Easement(s) / NilEncumbrance(s) / NilInternal Living / 82.2sqm (approx)Total Building / 270.9sqm (approx)Construction / Brick Veneer Gas / ConnectedSewerage / MainsFor additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/wssLqc>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.