

**28 Barrington Road, Elizabeth Downs, SA 5113**

**House For Sale**

Wednesday, 17 April 2024



28 Barrington Road, Elizabeth Downs, SA 5113

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 704 m2**

**Type: House**



Mike Lao

0882811234



Tyson Bennett

0437161997

**\$489,000 - \$535,000**

\*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=rLY8kYHRgtn>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 updated brick home set on a 704sqm approx block, offering a blend of modern comfort and convenience. Situated within the thriving Northern suburbs, this property boasts a range of features that make it ideal for families, first home buyers, and investors alike. Step directly into the open plan living and kitchen area, where the heart of the home awaits. The living area is designed for relaxation and entertainment, with split-system air-conditioning, a gas heater, and stylish vinyl plank floating floors creating a welcoming atmosphere for gatherings with loved ones. The open plan kitchen ensures that the home chef is part of daily activities and has all you need on hand whether you're preparing a quick meal or hosting a dinner party. There are electric appliances, a double sink, dishwasher, laminate benchtops, and ample storage space with overhead cupboards. Three bedrooms are set alongside the main bathroom, offering comfortable accommodation for the whole family. With a separate toilet and laundry with external access, convenience is key in this thoughtfully designed home. Outside, the double carport doubles as a covered entertaining area, perfect for enjoying BBQs with family and friends. Additionally, a patio under a shade sail and external rumpus room provide even more space for outdoor relaxation and recreation. Set on a fully fenced block with low maintenance landscaped gardens, this property offers privacy and security for peace of mind. With security doors, and an alarm system in place, you can rest easy knowing your loved ones are safe and sound. Key features you'll love about this home: - Solar system with 10 panels - Ducted evaporative air-conditioning - Fully fenced block, security doors and alarm system - Double carport with an automatic roller door - Open plan living area and an external rumpus - 690sqm approx block with low-maintenance yards The location of the home places those who live here just a short walk from local transport links, Munno Para Soccer Club and Uley Park Reserve. Munno Para Shopping City, the Parks Shopping Centre and Craigmore Village are all within easy reach. For families, Elizabeth Downs Primary School, Hope Christian College and Craigmore High School are nearby. Call Mike Lao on 0410 390 250 or Tyson Bennett on 0437 161 997 to inspect! Year Built / 1973 (approx) Land Size / 704.8sqm (approx) Frontage / 20.11m (approx) Zoning / GN-General Neighbourhood Local Council / City of Playford Council Rates / \$1,559.40 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$87.75 pa (approx) Estimated Rental / \$480-\$520pw Title / Torrens Title 6174/71 Easement(s) / Nil Encumbrance(s) / Nil Internal Living / 93sqm (approx) Total Building / 214.9sqm (approx) Construction / Brick Veneer 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/uqlxvL> 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.