

**28 Birdbush Street, Elizabeth North, SA 5113**

**House For Sale**

Friday, 3 November 2023



28 Birdbush Street, Elizabeth North, SA 5113

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 854 m2**

**Type: House**



Mike Lao

0882811234



Brendon Ly

0447888444

**\$319,000 - \$349,000**

\*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://bit.ly/28birdbush>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 this charming abode on an 854sqm approx block with future development potential that's perfectly suited to first-time buyers, downsizers and discerning investors alike. There is also a great tenant already on a fixed lease of \$260 per week in place until 1/1/2024 that will love to stay on long term meaning you could choose to keep this house as an investment and continue to enjoy fantastic returns.With stunning pine floorboards and spacious rooms on offer, the home is comfortable, charming and welcoming. The lounge room is first to greet you as you step inside and flows into the large kitchen with electric cooking appliances, sweeping benchtops and an abundance of cupboard space on offer.Both bedrooms are generous in size and set to one side of the home. Completing the internal layout is the bathroom with a shower, sink, medicine cabinet and separate toilet to accommodate busy households plus the laundry with external access.Those with kids and a family pet will appreciate the size of this rear yard. This home would make the ideal family abode or investment with everything the future residents could ever wish for. For those with an eye for future potential, there is scope for this expansive and centrally located site to be subdivided and redeveloped for two Torrens Titled homes (STCA). Perhaps you dream of adding a stylish modern abode and make the most of the land size; the astute investor will not want to pass up an opportunity like this.Fantastic property features include:- A large 854sqm block with potential to develop two dwellings (STCA)- Pine floorboards throughout bedrooms and living areas- Freshly painted exterior and interior- New roof with 3 year warranty- New oyster lights in the lounge and kitchen can be interchanged from white to warm lights- New exhaust fans in the kitchen and bathroom- Double gates to the rear yard offering ample off street parkingResidents will love this home's central location close to everything you could need. Whether you take a walk or ride your bike, you can enjoy easy access to the Munno Para Shopping City with major retailers, dining options and your local supermarket. The Playford Tavern is also nearby while families will relish the host of schools and parks within easy reach. There is a playground just streets away and you are only minutes from Garden College - Elizabeth Campus, Elizabeth North Primary and Preschool and Swallowcliffe School P-7. A short walk to Broadmeadows train station ensures a smooth commute to the Adelaide CBD and Gawler.Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect!Year Built / 1960 (approx)Land Size / 854sqm (approx) Frontage / 7m (approx)Zoning / GN-General NeighbourhoodLocal Council / City of PlayfordCouncil Rates / \$1,559.40 pa (approx)Water Rates (excluding Usage) / \$614.80 pa (approx)Es Levy / \$87.75 pa (approx)Current Rental / Fixed lease of \$260 pw until 01.01.2024Estimated Rental / \$330 - \$360 pwTitle / Torrens Title 5307/685Easement(s) / Subject to Party Wall Right(s) over the Land Marked M & L - See titleEncumbrance(s) / Nil Internal Living / 72.6sqm (approx)Total Building / 83.1sqm (approx)Construction / Brick Veneer Gas / Not Connected Sewerage / Mains Selling InvestmentFor additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/4Limg1>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.