

3 Berberis Street, Elizabeth Vale, SA 5112



House For Sale

Tuesday, 21 May 2024

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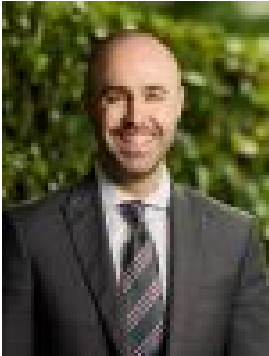
Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 678 m2

Type: House



Nick Borrelli
0861871302



Andrew Mayne
0434973204

Auction On-Site Saturday 8th June 4PM (USP)

Welcome to 3 Berberis Street, Elizabeth Vale, an original 3-bedroom, 1-bathroom property with space for four cars, set on a generous 678sqm allotment. This property is perfect for developers, renovators, or investors looking for a prime opportunity. As you step inside, you are greeted by a light-filled, spacious living and dining area featuring a cozy fireplace. Through sliding doors, you'll find a kitchen equipped with ample storage. Two of the bedrooms offer built-in robes, while the third bedroom is exceptionally large. The bathroom is fitted with both a shower and a bath, with a separate toilet for added convenience. The laundry provides direct access to the backyard, where you'll discover a large grass area and a garage. The substantial 678sqm allotment, boasting a generous 20.72m frontage, offers the potential for subdivision (subject to council consent) or the chance to build your dream home. This property's location is truly desirable, situated in a thriving area experiencing new developments and numerous community projects that promise future growth and increased investment value. Elizabeth Vale Primary School, Nido Early Learning Centre, and public transport are all within close proximity, making daily life convenient. Additionally, the property is near Lyell McEwin Hospital, Mofflin Reserve, and Elizabeth City Centre, further enhancing its appeal. Seize this opportunity to transform 3 Berberis Street into a standout investment or a place to call home. Currently on a periodic lease at \$400 per week. Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price. Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts. RLA 322799 Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign. Property Details: Council | PLAYFORD Zone | GN - General Neighbourhood Land | 678sqm (Approx.) House | 171sqm (Approx.) Built | 1969 Council Rates | \$TBC pa Water | \$TBC pa ESL | \$TBC pa