

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



**Sold House**

Saturday, 12 August 2023

30 Barrington Road, Elizabeth Downs, SA 5113

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 680 m2

Type: House

**\$460,000**

Having grown up locally I was always aware of the pipeline representing the line between the two sides of the suburb. One side older and with a proliferation of semi detached dwellings in the back streets and the other, on the high side, bordering Craigmore without the high density and with the newer housing stock, large parks and generous allotments. This home exemplifies the best of living on this side of the pipeline with parks and sport fields a short stroll away, great public and private schooling nearby and set between several regional shopping precincts this area is conveniently located and well connected to the things that matter most in life. Lovingly presented by our house proud vendors this home is light, bright and airy and with traditional features melding with fresh modernity is immediately attractive whilst also being entirely practical. The best of both worlds. With decor you will adore from front to back door this residence is ready to move into and enjoy from day one without a cent to spend nor finger to lift with all the hard work already done. Disposed on a generous allotment there is room for kids to kick balls and pets to play with a low maintenance and well established lawn ready for weekend fun for everyone. Regardless of the time of year, you will be nicely ensconced in the comfort of your own home with split system air conditioning and ducted evaporative working with roller shutters to ensure that your climate is always under control inside whatever the weather outside. The expansive rear verandah extends across the entire eastern elevation and makes for the ideal space to share with those you love the most on the weekend as well as a spot to relax and reflect with a glass of favourite at the end of a busy day. With all year round protection from the worst of the elements, this is an area you will enjoy throughout the seasons. With an abundance of secure parking under cover and beyond this traditional Aussie sized back yard boasts a double garage lending practicality and utility so flexible that it can be deployed to attend to your ever changing needs. Beautifully presented, conveniently located and ready to enjoy this home offers a great start in life for young families seeking the best of what the north has to offer only a matter of minutes away! A pleasure to present we look forward to seeing you at the open inspections. **\*\*DISCLAIMER\*\*** Although the Agent has endeavoured to ensure the accuracy of the information contained within the marketing material we remind prospective purchasers to carry out their own due diligence and to not rely upon the information in this description. This description does not warrant that all features, improvements or appliances are in working order or have necessary approvals and the Agent advises all parties interested in the home to undertake their own investigations prior to purchase. CT: 5471/849 Land Size: 680m<sup>2</sup> House Size: 95m<sup>2</sup> Year Built: 1973 Zone: General Neighbourhood Council: City of Playford RLA 232366