

**30 Mannington Road, Elizabeth Park, SA 5113**

**House For Sale**

Tuesday, 19 March 2024

**HARRIS**

30 Mannington Road, Elizabeth Park, SA 5113

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 738 m2**

**Type: House**



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**\$499k-\$529k**

Presented by Andrew Farnworth and Harris Real Estate, this spacious corner block property at 30 Mannington Road, Elizabeth Park, offers an enticing blend of investment potential and comfortable living. Step inside to discover a welcoming formal lounge, complete with a split system for year-round comfort. The kitchen and meals area is a standout feature, boasting a gas cooktop, oven, rangehood, double sink, pura tap, and ample bench and cupboard space, ideal for culinary enthusiasts. The sleeping quarters consist of three bedrooms, with the master offering a built-in robe for storage convenience. A centrally located bathroom, with floor-to-ceiling tiling, serves the bedrooms, while a laundry and second toilet complete the internal layout. Outside, an undercover entertaining area overlooks the spacious backyard, providing ample room for children and pets to enjoy. Additional features include an extra-long garage with roller door, solar panels for energy efficiency, a garden shed for storage, and ducted evaporative cooling for added comfort. Conveniently situated with dual corner access and fully fenced, this property is ideally located near local amenities such as Munno Para & Elizabeth Shopping Centres. It's within walking distance to Elizabeth Downs Primary School and a short drive to Craigmore High School, offering convenience for all your needs. Whether you're a first-time buyer, seasoned investor, or ambitious developer, this opportunity offers exceptional value. Don't miss out - contact Andrew Farnworth today for more information!

Specifications: CT / 5285/385 Council / Playford Zoning / GN Built / 1970 Land / 738m<sup>2</sup> (approx) SA Water / \$153.70pq Emergency Services Levy / \$98.35pa Estimated rental assessment / \$390 - \$440 per week / Written rental assessment can be provided upon request

Nearby Schools / South Downs P.S, Elizabeth Park P.S, Elizabeth Downs P.S, Elizabeth North P.S, Playford International College, Kurna Plains School

Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 330069