

**33 Ampport Street, Elizabeth North, SA 5113**

**House For Sale**

Thursday, 30 May 2024



33 Ampport Street, Elizabeth North, SA 5113

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Mark Fricker  
0882697711



Tim Dennis  
0882697711

## **Auction \$349,000**

Auction Location: On Site This three-bedroom duplex, set on a generous 512sqm (approximate) block, is perfect for those searching for an entry-level property, a quality investment, or a future home of their own. The residence features an air-conditioned, light-filled lounge and an expansive rear yard ideal for kids and pets to play. With the potential to use as a blank canvas for a cosmetic facelift or to enjoy as is, you have the flexibility to renovate and add value, restore and rent out, or simply move in (subject to council consent). Enjoy the convenience of being just minutes from Munno Para Shopping Centre, with parks, schools, and other amenities also within easy reach. Quick access to major roads means you're approximately a 40-minute commute from the Adelaide CBD. Don't miss this versatile property that offers numerous possibilities for homeowners and investors alike! Features that make this home special:- Three good sized bedrooms- Light-filled lounge with split system air conditioner- Practical kitchen with gas cook top, ample bench and cupboard space- Adjoining dining area to the kitchen with split system air conditioner- Central bathroom with bath + separate toilet- Separate laundry with external access- Spacious undercover verandah- Potential rental return \$370 - \$400 Per week Only minutes from all the shopping and entertainment that Munno Para Shopping City and Elizabeth City Centre have to offer. Ideally located close to a variety of schools including Elizabeth North Primary School, Trinity College Blakeview, Mark Oliphant College and St Columba College. Additionally in close proximity to Argana Park and transport options. All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. RLA 313174