

**34 Hayles Road, Elizabeth Park, SA 5113**



**House For Sale**

Tuesday, 28 May 2024

**34 Hayles Road, Elizabeth Park, SA 5113**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 740 m2**

**Type: House**



Sadeq AlKhalidi  
0861871302



Lauren Jeffries  
0448155143

## Expression Of Interest

Are you searching for a wonderfully spacious, low-maintenance residence that offers the perfect canvas for your family's dream home? This is exactly what you're looking for: roomy renovated interiors, a large backyard, security, and amazing potential! Imagine mornings spent in your lovely modern kitchen - a culinary haven with ample timber countertops and cupboard space. Let your inner chef shine with modern appliances, including an electric stove, while enjoying the seamless connection to the meals area, ensuring you're never far from the laughter and conversations of your loved ones. The floor plan boasts three spacious bedrooms, with bed 3 having a practical built-in robe. A beautifully presented bathroom with exquisite tile finishes offers a separate toilet, adding to the convenience of this home. Everyday chores are made easy in the laundry space, thoughtfully equipped with direct access to the expansive backyard. Comfort is a priority here, with roller shutters on the windows providing peace and security. Year-round comfort is guaranteed, and a pleasant atmosphere embraces you in every season, with split system air conditioning in the lounge, kitchen and third bedroom, further complemented by ceiling fans in all bedrooms and the lounge. This property engages 22 solar panels generating 5kw, significantly reducing your electricity bills. All of this is tucked behind a full-length front gate that offers an added layer of security, so you don't have to worry about unwanted onlookers. Step outside where you'll find a generous, fully fenced backyard that's perfect for play and entertainment. Abundant off-street parking graces the lot, with a carport for two cars and additional driveway space for you and your guests to enjoy. Find a garage/workshop that can house one vehicle and offers endless possibilities for your hobbies, while also offering extra storage space. A convenient storage shed, entertaining verandah, and patio complete the picture. This gem's ideal location promises a vibrant lifestyle, as it is within walking distance of Elizabeth Park Primary School and is minutes from Craigmore Village Shopping Centre and Elizabeth City Centre. You'll also enjoy easy access to a number of parks and recreational spaces for leisure and outdoor activities.

**Property Features:**

- All bedrooms have ceiling fans
- Spacious front lounge room with ceiling fan
- Combined meals and kitchen area
- The upgraded kitchen has a built-in electric stove, timber countertops, and ample white cabinetry
- Updated bathroom with an open shower, vanity storage, floor-to-ceiling tiles, and a separate toilet in the laundry room
- Upgraded laundry room with timber countertops and storage space, with outdoor access
- Split system air conditioning in the lounge room, kitchen, and third bed
- External roller shutters for privacy and security
- 5kw/h Solar system with 22 panels to reduce energy costs
- Rear entertaining verandah along the back of the home
- Spacious rear yard with storage shed
- Paved patio in the front yard
- Single car garage/workshop with panel lift door in the backyard
- Gated driveway parking with a gated double carport for ample parking
- Elizabeth Park Primary School is less than two minutes away

The nearby unzoned primary schools are Elizabeth Park Primary School, Taparra Primary School, Elizabeth Downs Primary School, and Elizabeth North Primary School. The nearby zoned secondary school is Playford International College. The nearby unzoned secondary school is Kurna Plains School.

**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 | CITY OF PLAYFORD Zone | TBCLand | 740sqm (Approx.) House | 224sqm (Approx.) Built | 1960 Council Rates | \$TBC pa Water | \$TBC pqESL | \$TBC pa