

35 Chillingworth Rd, Elizabeth East, SA 5112

Professionals

Sold House

Wednesday, 4 October 2023

35 Chillingworth Rd, Elizabeth East, SA 5112

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 614 m2

Type: House



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Contact agent

Embrace the opportunity to unleash your creativity and transform this property into a dream home! Situated on a generous land size of approximately 614m², this property offers an ideal canvas for a full renovation project. Let your imagination run wild and create a space that truly reflects your unique style and vision.

Property Features:

- 1. Sizeable Land:** Enjoy the luxury of ample space with a generous land size of approximately 614m². Unlock the potential for stunning outdoor entertainment areas, lush gardens, or even the addition of an extension (subject to relevant approvals).
- 2. 3 Bedrooms, 1 Bathroom, 1 Separate Lounge:** The existing floor plan comprises three bedrooms, providing ample accommodation for families or the potential to create a home office or study. The separate lounge area offers a cozy retreat for relaxation and entertainment.
- 3. Unlimited Potential:** With a full renovation, you have the chance to re-imagine the entire property. Let your creativity shine as you design the kitchen, bathroom, bedrooms, and living spaces to suit your personal taste and lifestyle.
- 4. Ideal Location:** This property is conveniently located in Elizabeth East, providing easy access to a range of local amenities and facilities. Explore nearby shopping centres, schools, parks, and public transport options, ensuring a convenient and connected lifestyle.

Local Facilities:

- **Shopping Centres:** Take advantage of nearby shopping centres, including Elizabeth Shopping Centre, where you'll find a wide array of retail stores, supermarkets, and dining options.
- **Schools:** Several schools are within close proximity, offering quality education options for families with children. Choose from a range of public and private schools to suit your preferences.
- **Parks and Recreational Spaces:** Enjoy the outdoors with a selection of parks and recreational areas nearby. Take leisurely strolls, have picnics, or engage in various sports activities with family and friends.
- **Public Transport:** Benefit from easy access to public transport options, including bus stops and train stations, ensuring convenient commuting to other parts of Elizabeth and beyond.

This property presents an excellent opportunity for renovators and astute investors to add value and create a personalised haven. Don't miss the chance to bring your renovation dreams to life and secure a property with enormous potential. Contact us today to arrange a viewing and explore the possibilities that await at 35 Chillingworth Road, Elizabeth East RLA 316093

Disclaimer: Attention Renovators and Investors! Please Exercise Caution Due to the Condition of the Home. Safety First! We want to ensure that all interested parties are aware of the current condition of the property at 35 Chillingworth Road, Elizabeth East SA 5112. As mentioned, this home requires a full renovation, and as such, potential buyers should exercise caution when inspecting the property. Please take note of the following safety precautions:

- 1. Structural Assessment:** We strongly recommend obtaining a professional structural assessment before commencing any renovation work. This will help identify any potential structural issues that may need attention for the safety and stability of the property.
- 2. Electrical and Plumbing Systems:** The existing electrical and plumbing systems may require updating or repairs. It is essential to consult with qualified professionals to assess the condition of these systems and ensure compliance with current safety standards.
- 3. Asbestos Awareness:** Asbestos-containing materials may be present in older homes like this one. It is crucial to engage a licensed asbestos removal professional to assess and handle any asbestos-related concerns in accordance with local regulations.
- 4. Health Hazards:** Due to the current condition of the property, there may be health hazards such as mold, lead-based paint, or other potential contaminants. It is advisable to consult with experts in remediation and follow appropriate safety measures to address these issues.
- 5. General Safety:** Exercise caution when navigating the property, as there may be loose or hazardous materials. We recommend wearing appropriate personal protective equipment (PPE) during inspections and ensuring that children and pets are supervised at all times. It is the responsibility of prospective buyers to conduct thorough due diligence, seek professional advice, and comply with all legal and safety requirements before undertaking any renovation or construction activities.

While this property offers great potential, it is essential to approach the renovation process with care and diligence to ensure the safety of all involved. Should you have any questions or require further information about the property or safety concerns, please do not hesitate to contact us. Your safety is of utmost importance to us, and we are here to assist you throughout the buying process.

Note: This disclaimer is intended as a general guideline, and it is strongly recommended that buyers seek professional advice and conduct appropriate inspections before proceeding with any renovation or construction activities.

Property Code: 81