

35 Knighton Road, Elizabeth North, SA 5113

House For Sale

Wednesday, 3 April 2024



35 Knighton Road, Elizabeth North, SA 5113

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 567 m2

Type: House



Tyson Bennett
0437161997



Brendon Ly
0447888444

\$359,000 - \$389,000

*For an in-depth look at this home, please click on the 3D tour for a virtual walk-through or copy and paste this link into your browser*Virtual Tour Link: <https://my.matterport.com/show/?m=qagvsVEGjjR>To submit an offer, please copy and paste this link into your browser: <https://www.edgerealty.com.au/buying/make-an-offer/Tyson> Bennett, Brendon Ly and Edge Realty RLA256385 are proud to present to the market this move-in ready home with all the hard work already completed. A contemporary renovation has transformed this three-bedroom, one-bathroom abode into a beautiful property that will delight first-time buyers, young families, investors and downsizers alike.You'll enter into a light-filled lounge room with split-system air-conditioning and venetian blinds to block out the light for when you want to unwind and relax. Classic pine floorboards flow underfoot throughout the living spaces and into the open plan kitchen and dining. Here, you'll have plenty of space to entertain and enjoy family dinners with loved ones. The kitchen is humble but has plenty of storage space, an electric cooktop and oven plus a window offering views over the back yard.All three bedrooms run off the hallway, the master is fitted with a built-in robe. To service them is the laundry and bathroom with a shower bath, vanity, wall mounted medicine cabinet and a separate toilet.Outside you will find an expansive verandah spanning the full width of the home and with access to the double carport. Here you can take advantage of the space on offer, dine alfresco with guests, cook on your barbeque or bask in the sunshine. There are two separate sheds with concrete flooring, one with power ready for you to work on your next DIY project or simply use as storage space. Key features you'll love about this home:- Reverse cycle split-system air-conditioning in the lounge- Classic pine floorboards throughout- Double carport with rear access- Two external sheds with concrete flooring, one with power- Freshly painted interior and exterior- Low-maintenance gardensEverything you could ever need is perfectly positioned only moments from this comfortable abode. You'll have Womma station and the Elizabeth Grove Soccer Club around the corner, along with bus links, making it so easy to get where you need to be. There are plenty of parks and schools for the kids including Elizabeth North Primary School and Preschool and Playford College and the picturesque Argana and Fremont Parks. You're also close to the Elizabeth City Centre and Munno Para Shopping City for all your shopping and dining needs.Call Tyson Bennett on 0437 161 997 or Brendon Ly on 0447 888 444 to inspect!Year Built / 1960 (approx)Land Size / 567sqm (approx - sourced from Land Services SA)Frontage / 13.62m (approx)Zoning / GN-General NeighbourhoodLocal Council / City of PlayfordCouncil Rates / \$TBA pa (approx)Water Rates (excluding Usage) / \$614.80 pa (approx)Es Levy / \$TBA pa (approx)Estimated Rental / \$400-\$440pwTitle / Torrens Title 5127/656Easement(s) / Subject to party wall rights - See titleEncumbrance(s) / NilInternal Living / 86.6sqm (approx)Total Building / 190.8sqm (approx)Construction / Brick Veneer Gas / Not Connected Sewerage / MainsFor additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/jT4gUx>If this property is to be sold via Auction, the Vendors Statement (Form 1) may be inspected at the Edge Realty Office at 4/25 Wiltshire Street, Salisbury for 3 consecutive business days prior to the Auction and at the Auction for 30 minutes before it starts.Want to find out where your property sits within the market? Receive a free online appraisal of your property delivered to your inbox by entering your details here: www.edgerealty.com.au/Edge Realty RLA256385 are working directly with the current government requirements associated with Open Inspections, Auctions and preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing is recommended and all attendees will be required to check-in.Disclaimer: We have obtained all information in this document from sources we believe to be reliable; However we cannot guarantee its accuracy and no warranty or representation is given or made as to the correctness of information supplied and neither the Vendors or their Agent can accept responsibility for error or omissions. Prospective Purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the Contract of Sale.