

35 Peacock Road, Elizabeth Downs, SA 5113

House For Sale

Tuesday, 19 March 2024



35 Peacock Road, Elizabeth Downs, SA 5113

Bedrooms: 4

Bathrooms: 1

Parkings: 3

Area: 940 m2

Type: House



Chloe Goers
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Leonie Simmons

Expressions of Interest closing 01/04/2024

Expressions of Interest closing 01/04/2024 If you are on the lookout for your next addition to your investment portfolio then look no further! This conveniently located property in Elizabeth Downs offers a three bedroom home with an additional studio on a 940m² allotment! The main house boasts a combined living and dining room with plenty of natural light. The kitchen has ample cupboard space with overhead cupboards and a large built in pantry. Stone benchtops and a near new dishwasher compliment the space. Long hallway servicing the bedrooms where you will find the bedrooms all to be very spacious, including the master bedroom having a large walk in robe. The bathroom and laundry have had some updates over the years and are ready for the new owners to put their touch on. Outside you will enjoy the closed in entertaining area that has been lined and can be enjoyed no matter what the weather. Small shed in the yard will house tools and is suitable for tinkering. The studio is the perfect place for a teenage retreat or spare room. You will enjoy the kitchenette, floating floors and air conditioner. This property is perfectly complimented with wooden and floating floors throughout, high ceilings, shutters on front and side windows, reverse cycle heating and cooling, ducted evaporative cooling, ladder access to the attic and low maintenance upkeep. This property has many different uses no matter what you are looking to do. What would you do with a 940m² allotment? The added development opportunity is huge! (STPC) With a 20 meter frontage and 43 meters deep (approx.) this allotment could be home to a set of units or new community allotment with multiple houses (STPC). Currently the house is tenanted at \$880.00 per fortnight until the 07/07/2024. Located a quick 5 minute drive to Elizabeth shopping center and 7 minutes to Munno Para shopping center, and an 8 minutes to the Lyell McEwin hospital. 40 minute drive to Adelaide CBD and 35 minutes to popular Adelaide beaches. Elizabeth has ample public transport and the train making the commute to Adelaide even easier. This property won't last long so contact our agent today to avoid missing out! Expressions of Interest closing 01/04/2024 Things we love:- Huge 940m² allotment - Main house with 3 bedrooms- Additional studio bedroom - Outdoor entertaining- Convenient location Additional Information: Council Rates:?? \$1,702.60 per annum Water Rates:?? \$296.80 per annum plus usage Sewer Levy:?? \$318.00 per annum ESL:?? \$99.85 per annum Disclaimer: While every endeavour has been made to ensure the accuracy of the information supplied, neither the vendor nor our company accept any responsibility or liability for any omissions and/or errors. We advise that if you are intending to purchase this property, that you make every necessary independent enquiry, inspection and property searches. This brochure and floorplan, if supplied, are to be used as a guide only. RLA 263081.