

# 38 St Leonard Crescent, Elizabeth Downs, SA 5113

## House For Sale

Tuesday, 28 May 2024



38 St Leonard Crescent, Elizabeth Downs, SA 5113

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 680 m2

Type: House



Mike Lao

0882811234



Tyson Bennett

0437161997

**\$479,000 - \$519,000**

\*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=KXsby2vnyPn>To submit an offer, please copy and paste this link into your browser: [https://www.edgerealty.com.au/buying/make-an-offer/Mike Lao](https://www.edgerealty.com.au/buying/make-an-offer/Mike%20Lao), Tyson Bennett and Edge Realty RLA256385 are proud to present to the market a stunning property that perfectly balances classic charm and modern convenience. Built in 1964, this 680sqm approx property is equipped with a powerful 7.77kW solar system, promising significant energy savings. High ceilings, a fresh coat of paint, and a neutral colour scheme create a bright and inviting atmosphere. Security is top-notch with 4k security cameras, roller shutters, and security doors. Located in a family-friendly area with a picturesque reserve across the road, this home is ideal for families, first-time buyers, and investors alike. Step inside to the spacious front lounge room, where pine floorboards add warmth and character. Enjoy comfort year-round with a reverse cycle air-conditioning unit while taking in the serene views over the front verandah. This space is perfect for relaxing with family or entertaining guests. The open-plan kitchen and meals area, offers stunning views over the backyard ensuring the home chef never misses out on the fun. Equipped with split-system air-conditioning and a ceiling fan, this space is designed for comfort and functionality. The kitchen features a built-in pantry, electric appliances, and laminate cabinetry with overhead cupboards. The laminate benchtops include a breakfast bar, perfect for casual dining or morning coffee. The home boasts three well-appointed bedrooms. The master and second bedroom both have mirrored built-in robes and ceiling fans, with the master also featuring a heater for extra coziness. The bathroom is fitted with a combined shower and bath, a wall-mounted mirrored cabinet, and a separate toilet conveniently set off the laundry. The laundry itself is functional with a bench, sink and external access to the rear verandah. Outdoor living is a delight with an enclosed front verandah providing added privacy and a rear verandah offering views over the spacious backyard. The double carport, equipped with an automatic roller door and rear access, ensures secure parking. An external shed provides additional storage space, while the landscaped gardens offer plenty of room for play or gardening. Key features you'll love about this home: - 7.77kW solar system with Tier 1 Canadian panels - 4 channel 4k security camera system, security doors and roller shutters - Reverse cycle air-conditioning in the lounge and kitchen/meals - Heater in the master bedroom - Mirrored built-in robes in two bedrooms - Double length carport with an automatic roller door and rear access - High ceilings and freshly painted to enhance the sense of space This property is a rare find, blending classic features with modern amenities in a family-friendly setting. Convenience is assured with public transport links, shops, and a range of dining options nearby. Also in proximity to excellent local schools, Elizabeth City Shopping Centre, Munno Para Shopping City, St Leonard Reserve, Lyell McEwin Hospital, essential amenities, and award-winning wineries, providing ample opportunities for entertainment, recreation, and relaxation. Don't miss out on the opportunity to make this house your home. Call Mike Lao on 0410 390 250 or Tyson Bennett on 0437 161 997 to inspect! Year Built / 1964 (approx) Land Size / 680sqm (approx - sourced from Land Services SA) Frontage / 17.76m (approx) Zoning / GN - General Neighbourhood Local Council / City of Playford Council Rates / \$1,657.90 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$96.10 pa (approx) Estimated Rental / \$500-\$550pw Title / Torrens Title 5587/836 Easement(s) / Nil Encumbrance(s) / Nil Equivalent Main Area / 104sqm (approx) Total Building / 238.4sqm (approx) Construction / Brick Veneer Gas / Not Connected Sewerage / Mains For additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/we4WZY> 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: <https://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.