

**4/18 Davidson Road, Elizabeth Vale, SA 5112**



**Sold Unit**

Sunday, 13 August 2023

4/18 Davidson Road, Elizabeth Vale, SA 5112

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 82 m2**

**Type: Unit**



Mike Lao

0882811234



Tyson Bennett

0437161997

**\$395,000**

\*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: [bit.ly/3rFIB6e](https://www.edgerealty.com.au/buying/make-an-offer/Mike%20Lao)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 this easy-care, stylish and well-presented Elizabeth Vale beauty. Sleek, modern and stylish, this home is the epitome of easy-care living. Families craving low-maintenance living will instantly feel at home while downsizers and investors will also be eager to secure this three-bedroom, two-bathroom abode. The property is currently tenanted with a fixed lease of \$310 pw until 10/03/2024. Please note photography of property was taken 2014 and are being reused as the property is currently tenanted. The layout has been designed for easy-care living and would perfectly suit those looking to downsize or families seeking a low-maintenance home that will allow them to get on with their busy lifestyle. There are three bedrooms, the main with a built in robe for your storage needs and all are serviced by a central bathroom. On-trend flooring and an abundance of natural light greet you as you step inside and are drawn into the open-plan and air-conditioned kitchen, meals and family room that spills out to low maintenance sunny paved patio area where you can enjoy a private high fenced backyard. When the kids want to run free, there is a park only moments from your door, plus plenty of opportunities to explore the local region. Extra quality features include:- Floating floors throughout for easy-cleaning- Split-system air-conditioning in the open plan living area- Floor-to-ceiling tiles in the modern bathroom- An attached single garage with a roller door- Peaceful and small complex with no lawns to mow Perfect for growing families, this home is conveniently located in the heart of Elizabeth Vale. It's only a 6-minute walk to Elizabeth Vale Primary School and only 5 minutes to the local IGA. Sporting fields, parks and public transport are also within easy reach while a 2-minute drive will take you to the Elizabeth Vale Shopping Centre and Parabanks Shopping Centre is just 6 minutes away. Call Mike Lao on 0410 390 250 or Tyson Bennett on 0437 161 997 to inspect! Year Built / 2011 (approx) Land Size / 196sqm (approx) Frontage / 11m (approx) Zoning / GN-General Neighbourhood Local Council / City of Playford Council Rates / \$1,559.40 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$89.30 pa (approx) Current Rental / Fixed lease of \$310 pw until 10/03/2024 Estimated Rental / \$370-\$400 pw Title / Community Title 6079/602 Community Rates / TBA Easement(s) / Nil Encumbrance(s) / Nil Main Area / 82sqm (approx) Construction / Rendered Gas / Not Connected Sewerage / Mains Selling Investment For additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/t1gECf> 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.