

**4 Grove Avenue, Elizabeth Park, SA 5113**



**House For Sale**

Wednesday, 15 May 2024

4 Grove Avenue, Elizabeth Park, SA 5113

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 209 m2**

**Type: House**



John Lyrtzis  
0883435600

## \$430,000 to \$450,000

Discover your ideal first home or investment opportunity in this charming three-bedroom courtyard residence. Tucked away in a secure gated community, this Community Titled home boasts a thoughtfully designed kitchen equipped with gas appliances, seamlessly flowing into a spacious open-plan family/living area. Enjoy year-round comfort with reverse cycle ducted air conditioning, while the master bedroom offers a convenient walk-in robe and a two-way bathroom for added functionality. Built-in robes in the additional bedrooms provide ample storage space. Convenience is key with a carport conveniently located under the main roof, along with side access to the rear of the property. Embrace low maintenance living in this well-positioned home, offering both comfort and practicality. Currently leased at \$475 per week until January 7th, 2025, this property presents an attractive investment opportunity. The tenants have expressed potential interest in alternative accommodation should the property be purchased by an owner-occupier, providing flexibility for both investors and homebuyers alike. Take the first step towards homeownership and seize this opportunity today! For further details contact John Lyrtzis 0411507930 Council Rates: \$1,711.50/yr Water Rates: \$153.70/qtr ESL: \$TBA/yr Zoning: General Neighbourhood (Z2102) - GNCity of Playford Land size: 209m2 approx. Built: 2017 Certificate of Title Volume 5964 Folio 858 Tenancy // Leased to 7th January 2025 at \$475/week DB Philpott Real Estate is proud to service the local area and if you are thinking of selling, give us a phone call to arrange a free no obligation market opinion. If a land size is quoted it is an approximation only. You must make your own enquires as to this figures accuracy. DB Philpott does not guarantee the accuracy of these measurements. All development enquires and site requirements should be directed to the local govt. authority. Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice. RLA 46442