

4 Talbot Street, Elizabeth East, SA 5112



House For Sale

Tuesday, 11 June 2024

4 Talbot Street, Elizabeth East, SA 5112

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 800 m2

Type: House



Mike Lao

0882811234



Tyson Bennett

0437161997

\$499,000 - \$548,000

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=meQMvDEUNGS> To submit an offer, please copy and paste this link into your browser: [https://www.edgerealty.com.au/buying/make-an-offer/Mike Lao, Tyson Bennett and Edge Realty RLA256385](https://www.edgerealty.com.au/buying/make-an-offer/Mike%20Lao,%20Tyson%20Bennett%20and%20Edge%20Realty%20RLA256385) are proud to present to the market this solid brick family home that is ready for you to move in and start making memories. Set on an expansive 800sqm approx easement-free block with a 29.26m frontage, with four large bedrooms and two bathrooms, this property has enough space to meet all your lifestyle needs, and is sure to appeal to families, first home buyers and investors alike. The layout has been designed for easy-care living with a functional floor plan that is sure to delight. From the moment the front door opens, you will be impressed by the abundance of soft natural light that floods into the lounge room, inviting you to step inside and relax. This space is completed with a fireplace, roller shutters, wall-mounted shelves and vinyl tiles. The open plan kitchen and meals area with a skylight are located in the heart of the home. The home chef will enjoy preparing feasts in the U-shaped kitchen which is equipped with a Technika freestanding electric oven and cooktop, single sink, laminate cabinetry with overhead cupboards for ample storage and laminate benchtops with a raised breakfast bar for casual meals. There are four spacious bedrooms with roller shutters and carpet flooring on offer, ensuring a retreat of privacy and comfort. The master and bedroom 3 come with a reverse-cycle air-conditioning wall unit, whilst the master and bedroom 2 share the similarity of built-in robes and sheer curtains. Also, the master enjoys the convenience of a three-piece ensuite, while the remaining bedrooms are serviced by a central bathroom with a shower over bath, sink, wall-mounted cabinet and a separate toilet to accommodate busy households. Step outside to find a semi-enclosed flat roof verandah for alfresco dining, as well as a separate garage and three sheds for ample storage or space for your next DIY project. Furthermore, there is still plenty of room in the fully fenced backyard for kids and pets to play safely on the lawn. Key features you'll love about this home: - Solid brick home on an a generous 800sqm approx easement-free block - Reverse cycle air-conditioning wall units in multiple areas - Roller shutters throughout - Double width carport with manual roller door and rear access - Rainwater tank - NBN ready A life of convenience is assured with Elizabeth East Primary School, Pinnacle College and the Elizabeth Grove Junior Primary School close by plus you're moments from local reserve, the Playford Tennis Centre and local bus stops. Fremont Park and the bustling Elizabeth City Centre are just a short drive from your new home as is Main North Road for a quick and easy commute. Call Mike Lao on 0410 390 250 or Tyson Bennett on 0437 161 997 to inspect! Year Built / 1960 (approx) Land Size / 800sqm (approx - sourced from Land Services SA) Frontage / 29.26m (approx) Zoning / GN - General Neighbourhood Local Council / City of Playford Council Rates / \$1,702.65 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$99.85 pa (approx) Estimated Rental / \$500 - \$550 pw Title / Torrens Title 5262/364 Easement(s) / Nil Encumbrance(s) / Nil Internal Living / 123.4sqm (approx) Total Building / 227.2sqm (approx) Construction / Brick Veneer 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/ZRWHBn> 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](https://www.edgerealty.com.au/Edge%20Realty%20RLA256385) 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.