

4 Walditch Street, Elizabeth Downs, SA 5113

House For Sale

Tuesday, 30 January 2024



4 Walditch Street, Elizabeth Downs, SA 5113

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 630 m2

Type: House



Mike Lao

0882811234



Brendon Ly

0447888444

\$409,000 to \$449,000

*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=X6gGuguYDPc>To submit an offer, please copy and paste this link into your browser: [https://www.edgerealty.com.au/buying/make-an-offer/Mike Lao, Brendon Ly and Edge Realty RLA256385](https://www.edgerealty.com.au/buying/make-an-offer/Mike%20Lao,%20Brendon%20Ly%20and%20Edge%20Realty%20RLA256385) are proud to present to the market a sensational starter with spacious living spaces for entertaining or relaxing, and located within a quiet, family-friendly street, you'll slip into a life of ease at your new abode whether you're a savvy investor, first home buyer or a growing family. Generously sized yet low-maintenance, the 630sqm block comes immaculately presented from front to back with a classic brick exterior and neat greenery while inside, a contemporary interior with a freshly painted neutral colour palette enhance the space. Bright and spacious, the front facing lounge and dining room provides the perfect hub for daily activity with a large window allowing soft natural light seep through and a reverse cycle split-system air-conditioner ensuring year round comfort. The kitchen will delight the home chef with all you need to cook a delicious meal. There is an electric cooktop and oven, ample preparation space on the laminate counter tops and plenty of storage space in the profile cabinets. All three bedrooms are fitted with ceiling fans, two with air-conditioning units and built-in robes. To service them is the central bathroom fitted with a step-in shower, bathtub, vanity and separate toilet. Fully-fenced and private, the backyard provides the perfect backdrop and spot for playing alongside an all weather verandah where you can enjoy the best of outdoor living - whether it's casual alfresco dining, lazy lounging, or those unforgettable get-togethers with cherished family and friends. For secure parking, the carport provides space for your vehicle, with drive-through access to the detached garage. Key features you are sure to love:- Roller shutters for added peace and privacy- Air-conditioning units in the lounge and two bedrooms- Ceiling fans in the lounge and all three bedrooms- Refreshed contemporary style creates a real sense of ease and comfort- Timeless pine floorboards in the kitchen and comfortable carpet in living and bedrooms- Separate laundry room external access- Carport with an automatic roller door and access to a separate garage- Sandpit in the backyard This property is a treasure trove of convenience and accessibility close to local parks, eateries, and vibrant shopping precincts. You can drive just minutes from your new home to both the Elizabeth Downs Primary School and the Hope Christian College. The nearby Dwight Reserve is also within easy reach and is ideal for those with young kids plus you're close to the bustling Munno Para Shopping City and Elizabeth City Centre with a long list of amenities on hand. Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect! Year Built / 1971 (approx) Land Size / 630sqm (approx - sourced from Land Services SA) Frontage / 26m (approx) Zoning / GN-General Neighbourhood Local Council / City of Playford Council Rates / \$1,693.70 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$99.10 pa (approx) Estimated Rental / \$440-\$480pw Title / Torrens Title 5266/246 Easement(s) / Subject to service easement for sewerage - See title Encumbrance(s) / Nil Internal Living / 100.9sqm (approx) Total Building / 194.9sqm (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/a4rlr> 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. 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.