

40 Hawker Crescent, Elizabeth East, SA 5112

Sold House

Tuesday, 27 February 2024



40 Hawker Crescent, Elizabeth East, SA 5112

Bedrooms: 2

Bathrooms: 1

Parkings: 3

Area: 560 m2

Type: House



Mike Lao

0882811234



Brendon Ly

0447888444

\$483,000

*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=pZfsZMLNatN>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 this glorious corner block property with real personality. If you are looking for a home with vintage character or somewhere you can add your own style, then look no further than this ideal family home or investment opportunity. Generously sized yet low-maintenance, the 560sqm block comes immaculately presented from front to back with a handsome frontage of classic brick and neat greenery, a striking interior adorned with pendant lighting and archways. Enter the home into the spacious front lounge room with plenty of space on offer for the whole family to spread out and relax. There is air-conditioning ensuring year round comfort and glass sliding doors inviting you to the front pergola where you can entertain surrounded by your lush gardens. The heart of the home belongs to the culinary kitchen space open plan to the meals area fitted with a 5 burner gas cooktop, gas oven, profile wooden cabinetry, a 1.5 sink and tiled backsplash. There are two bedrooms set off the hallway and to service them is the main bathroom with a bath, step-in shower and separate toilet plus the laundry room with a large built-in cabinet trough and convenient external access into your carport. Outside there is an expansive verandah spanning the full width of the home where you can sit back in the shade and host your Sunday BBQ. The kids and pets can play safely in the fully fenced yard, there are three sheds for additional storage, secure vehicle parking in the garage and carport plus convenient corner access with space for your caravan or boat! Key features you'll love about this home: - 560sqm approx corner block- 17 solar panels- Reverse cycle air-conditioning units in the lounge and meals- Alarm system- Front pergola and rear verandah, ideal for entertaining- Carport with an automatic roller door, garage and three sheds - Bathroom with a separate toilet to accommodate busy households- 5 rainwater tanks. In addition to all these amazing features, residents will find the Jo Gapper, Shandon, Argyle and Gloaming Reserves well within walking distance, as well as Elizabeth Vale and St. Mary Magdalene's Schools. Great shopping and entertainment are nearby at Elizabeth City Centre and Parabanks, and those looking to commute will enjoy easy access to the city via Main North Road. Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect! Year Built / 1974 (approx) Land Size / 560sqm (approx) Frontage / 27m (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 / \$400-\$440pw Title / Torrens Title 5576/45 Easement(s) / Subject to easement for sewerage purposes - See title Encumbrance / Nil Internal Living / 104.5sqm (approx) Total Building / 310.6sqm (approx) Construction / Brick Veneer Gas / Connected Sewerage / Mains For additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/mC8sK5> 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: [www.edgerealty.com.au/Edge Realty RLA256385](http://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.