

**41 Spruance Road, Elizabeth East, SA 5112**



**Sold House**

Thursday, 19 October 2023

41 Spruance Road, Elizabeth East, SA 5112

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 826 m2**

**Type: House**



Krish Gajera  
0425132642



Albir Singh  
0466452087

**\$460,000**

Nestled within the heart of Elizabeth East, this charming 1960-built corner block home spans across 826 m<sup>2</sup>, offering a comfortable and convenient lifestyle for families. With an array of appealing features, this property presents an excellent opportunity for anyone looking for a delightful place to call home. Features:- Embrace the joy of cooking with the electric cooktop featured in the spacious kitchen, ideal for preparing delightful meals for the family.- Take advantage of the cost-saving benefits provided by the 3.5kW solar power system, ensuring efficient and sustainable energy consumption throughout the year.- Relax and unwind in the inviting lounge area, featuring a practical split for creating the perfect indoor climate and ambiance to suit your preferences.- Make the most of the practical storage shed, catering to all your household storage needs and providing ample space for any additional storage requirements.- Enjoy the convenience of a 3-phase power supply, ensuring you're prepared for any power needs and equipped for a variety of electrical demands.- Experience the luxury of the lush and spacious rainwater tank, boasting an impressive 22.5k litres of water capacity, conveniently plumbed to the house to meet your water usage needs seamlessly. Strategically positioned to offer easy access to a host of local amenities, including the esteemed Elizabeth East Primary School, a nearby chemist, and a tennis court, this property provides the perfect blend of comfort and convenience. Boasting the added protection of strategically placed termite stations, this home provides peace of mind and security for your family's future. Superbly located in the increasingly popular suburb of Elizabeth east, this well cared for, 1960 constructed home, offers endless amounts of space across a brilliant layout, don't miss out and call us today! For more information contact Krish Gajera 0425 132 642. We look forward to speaking with you! Please call us to request Private inspection I look forward to meeting with you at our next open home & making your property aspirations a reality HERE! If You Would like to Submit an Offer, Please Use this link <https://bit.ly/3r3UfDs> If you would like to find out How Much Your House worth, Please click this link <https://www.jotform.com/build/220442851157856> Year built: 1960 Land size: 826 sqm (approx.) Dwelling size: 263 sqm (approx.) Council Rate: \$1600/Annually (Approx) Water rate: 200/Quarter (Approx) Emergency levy: \$150/Year (Approx) Council: Playford Auction Details & Transparency: Mark your calendar for Sunday, 5th Nov 4.30 PM, and be part of the auction event. Bidders' registration commences at 4.0 pm, followed by the auction at 4.30PM. The vendor's statement (Form-1) will be available online (Under Statement of information) for at least 3 consecutive business days before the auction. Explore this unique offering, where possibilities are as vast as the land itself. To submit an offer or learn more, visit link. For inquiries and further details, reach out to Krish Gajera at 0425 132 642 and Albir singh at 0466 452 087. We're excited to help you seize this rare opportunity. RLA 300 185/ RLA 313008 Disclaimer: The information contained in this website has been prepared by eXp Australia Pty Ltd ("the Company") and/or an agent of the Company. The Company has used its best efforts to verify and ensure the accuracy of the information contained herein. The Company accepts no responsibility or liability for any errors, inaccuracies, omissions, or mistakes present in this website. Prospective buyers are advised to conduct their investigation