

46 Mahood Street, Elizabeth Grove, SA 5112



Sold House

Thursday, 25 January 2024

46 Mahood Street, Elizabeth Grove, SA 5112

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 530 m2

Type: House



Mike Lao

0882811234



Brendon Ly

0447888444

\$385,000

To submit an offer, please copy and paste this link into your browser:

[https://www.edgerealty.com.au/buying/make-an-offer/Mike Lao](https://www.edgerealty.com.au/buying/make-an-offer/Mike%20Lao), Brendon Ly and Edge Realty RLA256385 are proud to present to the market this easy-care home set within a peaceful locale offering a life of convenience. Situated on a 530sqm approx block, this three-bedroom, one-bathroom abode will delight first-time buyers, young families and downsizers alike. The property is currently tenanted on a fixed lease returning \$400 per week. Please note photographs of the property were taken in 2017 and are being reused as the property is currently tenanted. A vibrant front yard adds instant street appeal and welcomes you to the property. Upon entry, you'll enter through the front living room with all you need for a cosy family movie night. There's split system air-conditioning, built-in shelves and carpet flooring underfoot. The neat-and-tidy U-shaped kitchen features laminate benchtops, overhead cupboards, electric appliances plus there's a 1.5 sink for added functionality. Adjacent to the kitchen is the spacious meals area which has a skylight and ceiling fan. All three bedrooms set to one side of the floorplan and feature carpet flooring and ceiling fans, plus the master is fitted with a mirrored built-in robe. At the rear of the layout, you'll find the laundry and bathroom with a separate toilet to accommodate busy households. Outside there is a spacious verandah where you can fire up your BBQ and host guests no matter the weather outside. The expansive backyard has plenty of scope to extend the outdoor entertaining area or add a workshop (STCA) or you can simply enjoy the space on offer as is. Property features: • Split-system air-conditioning in the living space • Ceiling fan in the meals and all 3 bedrooms • Abundance of parking space on the driveway and triple carport • Rear verandah for all weather outdoor entertaining • Roller shutters for added privacy • Storage shed in the rear yard Ideally situated on a generously sized lot, you'll be close to plenty of parks and reserves, so you can enjoy leisurely walks in nature. Schools like Elizabeth Vale Primary School, Elizabeth Vale Primary Child-Parent Centre, Nido Early School and Goodstart Early Learning are also nearby. This home offers a low-maintenance lifestyle for anyone looking to relax, as well as a great investment opportunity with excellent ROI potential, so don't miss out! Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect! Year Built / 1962 (approx) Land Size / 530sqm (approx - sourced from Land Services SA) Frontage / 11.51m (approx) Zoning / HDN-Housing Diversity Neighbourhood Local Council / City of Playford Council Rates / \$1,550.50 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$88.50 pa (approx) Current Rental / Fixed lease of \$400 pw until 22/9/24 Title / Torrens Title 5196/65 Easement(s) / Subject to Party Wall Right(s) Over the Land Marked A & B - See title Encumbrance(s) / Nil Internal Living / 83.42sqm (approx) Total Building / 206.34sqm (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/iKDhqp> 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.