

49 Tisbury Street, Elizabeth North, SA 5113

Sold House

Thursday, 17 August 2023



49 Tisbury Street, Elizabeth North, SA 5113

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 448 m2

Type: House



Mike Lao

0882811234



Tyson Bennett

0437161997

Contact agent

*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=uD3bbBaema6>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), Tyson Bennett and Edge Realty RLA256385 are proud to present to the market this well-maintained delightful downsizer ready for you to move in, enjoy and call home. There will be no shortage of buyers vying to secure this impressive abode that would make an enviable first home, downsizer or investment. Arriving at the address you'll be greeted by low-maintenance landscaping with beautiful frangipani and palm trees and a neat and tidy facade. Once you've parked your car in the single carport or on the double driveway, you can step inside to discover all that this easy-care home has to offer. Inside you'll find a functional and welcoming layout with neutral colour tones, spacious living spaces and the perfect amount of natural light filtering throughout. You'll enter into the open plan kitchen and meals area equipped with easy care tiled flooring and a split-system air-conditioning unit to ensure you'll be comfortable no matter the season. The kitchen has all you need to cook delicious meals including new appliances, a gas cooktop, electric oven, double sink, built-in pantry and a lovely skylight. The light and bright separate lounge room will be the perfect spot to relax at the end of a busy day with your favourite book or step through to the outdoor verandah with café blinds where you will love to gather with friends and family and host Sunday BBQ's. Here there are raised garden beds and a rainwater tank to help keep the gardens lush plus a shed for additional storage. Both of the bedrooms have new comfortable carpet floors, built-in robes and ceiling fans plus the master bed has roller shutters ensuring a restful sleep. Completing the internal layout is the bathroom with a step-in shower, bath and toilet plus a laundry with convenient external access. Fantastic property features include:- 6.6kW approx solar system- Reverse cycle air-conditioning and heating units in the lounge and kitchen/meals- Ceiling fans and built-in robes in both bedrooms- Security doors and security camera system - Single carport and double driveway- Interior freshly painted All this is only a gentle stroll from the bustling Munno Para Shopping City with major retailers, dining options and amenities on hand. Local bus stops, Kalara Reserve, Andrews Farm Soccer Club, Broadmeadows train station and the Elizabeth North Primary School & Preschool are also conveniently located close by. Gawler is only an 18-minute drive away while those who commute to the Adelaide CBD can get there in around 40-minutes. Call Mike Lao on 0410 390 250 or Tyson Bennett on 0437 161 997 to inspect! Year Built / 1987 (approx) Land Size / 448sqm (approx) Frontage / 15.81m (approx) Zoning / GN-General Neighbourhood Local Council / City of Playford Council Rates / \$1,432.30 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$77.05 pa (approx) Estimated Rental / \$330-\$360pw Title / Torrens Title 5449/214 Easement(s) / Subject to easements for drainage, to the minister for infrastructure and party wall rights - See title Encumbrance(s) / Nil Internal Living / 97.7sqm (approx) Total Building / 168sqm (approx) Construction / Brick Veneer Gas / Connected Sewerage / Mains Relocating For additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/SeeHQvEdge> 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.