

50 Darlington Street, Enfield, SA 5085



House For Sale

Friday, 3 November 2023

50 Darlington Street, Enfield, SA 5085

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 359 m2

Type: House



Nik Ilic

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Andrew Mayne

0434973204

\$650,000 - \$700,000

This contemporary gem not only embodies modern living but also represents a compelling investment opportunity. Nestled in a prime location and strategically positioned near Park Terrace Reserve, this property offers convenience and stability with a lease in place until October 2024. With two separate living areas and three generously proportioned bedrooms, this home is a perfect fit for a bustling family. The master bedroom, complete with an ensuite bathroom and an adjacent kitchenette, opens up a world of rental possibilities, from Airbnb hosting to a rentable bedsit or an enticing parents' retreat. The light-filled family and dining room, in tandem with the contemporary kitchen, make this property highly appealing to prospective tenants. The kitchen boasts sleek cabinetry, stainless steel appliances, and ample storage - all ingredients for a desirable rental. The cavity door for privacy, separating the living spaces, is a boon for accommodating larger families or executive renters. The wide, open rear yard with established gardens and a hidden garden shed adds to the property's allure. A single garage with an automatic roller door, plus off-street parking, enhances its rental value. Ducted reverse cycle air-conditioning ensures year-round comfort and satisfaction. Highlights: • 2 separate living areas • Master bedroom with a parents' retreat (includes kitchenette) and built-in robe • Bedrooms 2 and 3 with built-in robes featuring mirror panel doors • Family/dining room with floating floors and adjacent kitchen • Kitchen with modern cabinetry, dishwasher, double sink, stainless steel appliances, and ample cupboard space • Modern bathroom and walk-through laundry • Large lawn-covered rear yard plus a garden shed • Ducted reverse cycle air-conditioning • Single garage with auto roller door, plus additional off-street parking • 2.4m ceilings Positioned perfectly within reach of amenities, schools, parks, and public transport. Park Terrace Reserve, The Clearview Bowling Club, and St. Albans Reserve provide abundant recreational options. Local unzoned schools and quality private schools offer educational diversity, while easy access to Main North Road and Hampstead Road simplifies commuting. Shopping options abound, with Sefton Plaza, Regency Plaza, Northpark Shopping Centre, and The Gepps Cross & Churchill Road Lifestyle Precincts nearby. Don't let this opportunity slip through your fingers. Secure a valuable investment with a lease in place until October 2024 of \$580 per week. This modern and well-located home is poised to generate income and deliver a secure return on investment. Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price. Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts. RLA 322799 Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign. Property Details: Council | PORT ADELAIDE ENFIELD Zone | GN - General Neighbourhood \\ Land | 359sqm (Approx.) House | 139sqm (Approx.) Built | 2015 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa