

**54 Tilshead Road, Elizabeth North, SA 5113**



**Sold House**

Monday, 23 October 2023

54 Tilshead Road, Elizabeth North, SA 5113

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 566 m2**

**Type: House**



Mike Lao

0882811234



Brendon Ly

0447888444

## 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://shorturl.at/bfAH9>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 updated, low maintenance abode ready for its next owner. Looking for an entry into the market or another investment to add to the portfolio? This property ticks all of the boxes. Currently tenanted with a fixed lease of \$260 per week in place until 18.8.24, it's a set-and-forget investment. Centrally located and set on a large lot, this is a property that could also be ideal for first-time buyers, a young family or a downsizer. Please note the photos of this property were taken in 2021 and are being reused.Welcoming you to the home is a charming red brick facade and a low-maintenance landscaped front yard with mature trees. The wide gravel driveway offers ample off-street parking for your vehicles. Step inside to find neutral tones throughout, giving you the opportunity to add your own touches or simply enjoy it as is.A light-filled lounge room is set at the front of the layout with air-conditioning, wood-look vinyl flooring and a ceiling fan for added comfort. From here you can step into the large, open-plan kitchen and meals area. Recessed lighting, ample storage and updated appliances are ready for those who love to cook while the avid entertainer will adore the open-plan layout. There are two spacious bedrooms, both with comfortable carpet flooring underfoot and ceiling fans. The bathroom is complete with a shower over bath, single sink and wall mounted cabinet, plus there is a separate toilet set off the laundry for added convenience. Outside you are treated to a spacious backyard plus a shed/workshop for the DIY enthusiast and their next project. The yard is fully fenced so the kids can safely play while you relax on the paved patio with a coffee in hand.Features you will love:•ActronAir split system air-conditioning unit in the lounge•Good-size laundry with external access •Window grills and security doors for peace of mind•Landscaped yards with manual watering systems•Ample off-street parking on the drivewayYour new home is conveniently located just steps from the local train station and bus stops and is only minutes from Rosewood Park. The kids can ride their bikes to Playford College and Elizabeth North Primary School and preschool while Elizabeth City Centre is only a few minutes from your door.Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect!Year Built / 1960 (approx)Land Size / 566sqm (approx) Frontage / 10.08m (approx)Zoning / GN-General NeighbourhoodLocal Council / City of PlayfordCouncil Rates / \$1,550.40 pa (approx)Water Rates (excluding Usage) / \$614.80 pa (approx)Es Levy / \$79.85 pa (approx)Estimated Rental / \$300 - \$330 pwCurrent Rental / Fixed lease of \$260 pw until 18.8.24Title / Torrens Title 5152/454Easement(s) / Subject to Service Easement(s) Over the Land Marked A for Sewerage Purposes & Party Wall Rights Over the Land Marked K & J - See titleEncumbrance(s) / NilInternal Living / 74sqm (approx)Total Building / 98.8sqm (approx)Construction / Brick Veneer Gas / Not connectedSewerage / Mains Selling InvestmentFor additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/3xKLnq>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.