

**545A Main North Road, Elizabeth North, SA 5113**

AD

**House For Sale**

Thursday, 29 February 2024

545A Main North Road, Elizabeth North, SA 5113

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 317 m2**

**Type: House**



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## **Best Offer By 18th March @10:00am (USP)**

Step into modern elegance with this exquisite Metricon-built villa completed in 2020. Indulge in the epitome of contemporary living, meticulously crafted for those who appreciate the finer things in life. Presented by Raj Arora from AD Real Estate, this 3-bedroom residence offers a perfect blend of style and functionality. Ideal for first-home buyers entering the market or savvy investors looking to enhance their portfolio, this property is a true gem.

**Key Features:**

- Masterful Master Bedroom:**
  - Immerse yourself in luxury with a spacious master bedroom.
  - Walk-through robe leading to an attractive ensuite.
  - Ensuite features a double shower with twin rain shower heads and quality tiling.
- Bedrooms 2 and 3:**
  - Both rooms equipped with built-in robes.
  - Serviced by an appealing 2-way bathroom.
- Family-Centric Spaces:**
  - Oversized laundry catering to the growing family.
  - Breathtaking kitchen fully equipped with a Delonghi dishwasher, Bosch large oven, gas cooktop, and a vast walk-in pantry.
  - Meal's area overlooking the inviting rear garden.
  - Spacious living area with quality in-built sliding doors for privacy.
- Quality Touches Throughout:**
  - Gleaming floating floorboards enhancing the overall appeal.
  - Ducted reverse cycle air conditioner with touch screen climate control for year-round comfort.
  - 6.6 kW solar system, a substantial contribution to reducing electricity bills.
- Outdoor Oasis:**
  - Blank canvas rear garden, ready for your personal touch.
  - Extra-large single garage under the main roof with direct access and an auto tilt-a-door.
  - Attractive fully established front yard fully fenced with a lockable gate.

**Additional Financial Details:**

- Council Rates:** \$465.70 per quarter.
- Water Rates:** \$263.06 per quarter.
- Lease Agreement:** Fixed term leased until 7 November 2024.
- Rental Income:** \$510 per week.

**Prime Location & Accessibility:**

- Minutes away from the retail and entertainment hubs of Munno Para Shopping City and Elizabeth City Centre.
- Ideal proximity to renowned schools such as Elizabeth North Primary School, Elizabeth Primary School, St Thomas More's Parish School, Trinity College Blakeview, Mark Oliphant College, and St Columba College.
- Enjoy the greenery at Argana Park and seamless access to various transport options.

**Act Now - Contact Raj Arora or Mrunal Patel Today !**

**Disclaimer:** While we have diligently ensured the accuracy of this information, we disclaim all liability for errors or inaccuracies. Prospective purchasers are encouraged to conduct their own enquiries to verify the details. RLA 322772.