

55 Phillip Highway, Elizabeth South, SA 5112



Sold House

Wednesday, 23 August 2023

55 Phillip Highway, Elizabeth South, SA 5112

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Michael Janda



Adam Janda

0478087431

\$491,000

AUCTION 9TH SEPTEMBER 2023 AT 1PM - ON-SITE Having been tightly held for 50+ years, this beloved family home is ready for its next chapter in life. Situated on a desirable 822 sqm (approx) allotment with an approximate 17.98m frontage, those looking to reap the residential or commercial benefits (subject to council consent) will have their needs catered for! Upon entry, guests are greeted with the sizable living area, which leads through to the kitchen and dining area. All three bedrooms offer a suitable amount of space for potential office use, or simply for the purpose of a bedroom. Bedroom 1 features a ceiling fan as well as a boxed air conditioner. A three-way bathroom can be found with a separate toilet, shower and bathroom providing family convenience. Heating and cooling is catered for by a split-system air conditioning unit in the living area as well as multiple ceiling fans throughout the home. Those looking for a spacious and open space to store their beloved cars or tools will not be let down. Externally the home presents an extensive 4 metre high (approx) carport area secured by an electric roller door, with an additional secured double car garage and extended workshop on the right. An undercover verandah provides an exceptional space to relax or to celebrate some of life's achievements as well as a lawn space, suitable for the kids or pets to run amuck. Additional features we love include: Plenty of kitchen storage space Numerous large rainwater tanks Potential for commercial use (subject to council consent) Roller Shutters located on all external windows Location location location is often spruiked in Real Estate in which this home ticks all the boxes for. Major shopping is on offer at the nearby Elizabeth Shopping Centre, as well as additional shopping at the Munno Para Shopping City & Parabanks Shopping Centre. Nearby schooling includes Elizabeth South Primary, Playford International College, Elizabeth Grove Primary and St Mary Magadelenes School. A short walk away is the Ridley Reserve, offering local sporting facilities, as well as the SANFL Central Districts Football Club. Opportunities along the Philip Highway are extremely hard to come by, so come and inspect the property to imagine the possibilities! Vendors Statement: The vendor's statement (Form 1) may be inspected at the First National Salisbury office located at 2/10 Commercial Road, Salisbury for 3 consecutive business days prior to the auction and at the auction for 30 minutes before it starts. Year Built // 1964 Build Type // Solid Brick Land Size // 822 sqm (approx) Frontage // 17.98 metres (approx) Zoning // HDN - Housing Diversity Neighbourhood Council Rates // \$1681.95 per annum Water Rates // \$153.70 per annum 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 representative is given or made as to the correctness of information supplied and neither the owners nor 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.