

**6 Bedchester Road, Elizabeth North, SA 5113**

**House For Sale**

Tuesday, 28 November 2023



6 Bedchester Road, Elizabeth North, SA 5113

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 878 m2**

**Type: House**



Marco Fellegvari  
0426640889



Buri Son  
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## Best Offer In By 11th of Dec 2023

Presented by Marco Fellegvari & Buri Son of eXp Realty, we are thrilled to introduce this outstanding opportunity in Elizabeth North. Catering to both first-time homebuyers, savvy investors and developers. Situated on an expansive approximately 878m<sup>2</sup> lot, this property beckons those ready to make a solid investment. While a bit of renovation is in order to bring out its full potential, the possibilities are vast, including subdivision options. You can opt for side-by-side allotments with a 9.5-meter frontage each, or explore the potential of a hammerhead block. The canvas is yours to shape in Elizabeth North (Subject to Council Consent - STCC). This residence features three well-proportioned bedrooms, a strategically placed bathroom, a separate toilet, and a dedicated laundry area. The dining and family room are bathed in natural light, showcasing lino flooring, a split system air-conditioner, and an additional wall-mounted air-conditioner for year-round comfort. The kitchen is spaciouly designed, equipped with an electric oven and cooktop. The property offers extensive front car parking with convenient drive-through undercover parking, along with verandas and sheds.

**Key Features:** Three generously sized bedrooms  
Spacious formal lounge and dining area  
Wall-mounted and split system air-conditioning  
Central kitchen  
Bathroom with separate toilet  
Laundry  
Large rear yard shed with two spacious car spaces

**Property Details:** Block Size: Approximately 878m<sup>2</sup>  
Building Size: Approximately 105m<sup>2</sup>  
Council Rates: \$1437.10 per annum (approx.)  
Water Rates: \$468.60 per annum (approx.)  
ESL: \$79.90 per annum (approx.)

Don't miss out on this exceptional investment opportunity. To discover more, arrange a private viewing, or express your interest, contact Marco Fellegvari or Buri Son at 0426 640 889. Your future home or investment endeavour awaits. RLA 300 185

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