

6 Grayling Street, Elizabeth East, SA 5112



Sold House

Friday, 3 November 2023

6 Grayling Street, Elizabeth East, SA 5112

Bedrooms: 2

Bathrooms: 1

Parkings: 3

Area: 1003 m2

Type: House



Mike Lao

0882811234



Brendon Ly

0447888444

\$440,000

*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/gB257>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 well-situated two-bedroom home situated on a quiet, family-friendly street perfectly suited to first-time buyers, downsizers and discerning investors alike. With off street parking for multiple cars and spacious indoor spaces, this is a property perfect for those who love to entertain or work on their next home project. The property is currently tenanted with a periodic lease in place.From entry you can move into the light filled lounge room with air conditioning and polished pine floorboards underfoot. The eager cook will instantly feel at home in the galley shaped kitchen with plenty of bench space either side, a built-in pantry, electric cooktop and oven and you can host guests in the separate adjoining dining room with views over the back yard. Both bedrooms are set off hallway with built-in robes and are serviced by the nearby bathroom with a shower, vanity and separate toilet set off the laundry. The dining room could easily be converted to a third bedroom depending on your needs.Outside, there is an expansive covered verandah spanning the full width of the home and overlooking the gardens, perfect for sipping on your morning coffee or hosting a BBQ with family and friends. There is ample off street parking for the whole family within the double carport with drive through access to a separate garage. Fantastic property features include:- A large 1,010sqm approx block with no easements offering subdivision potential (STCA)- Reverse cycle air-conditioning unit in the lounge room- Ceiling fan in the master bedroom - Timeless pine floorboards in bedrooms, lounge and dining- Attached double carport with drive through access to the separate garage- Additional shed for added storageFamilies will love the central location of this wonderful home. It is just a short walk to Elizabeth East Primary School, Elizabeth East Kindergarten and Fremont Park. A 3-minute drive will take you to Elizabeth City Centre with major retailers, supermarkets and major services. If you need to commute to the city, you can be in the heart of the Adelaide CBD within 45 minutes.Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect!Year Built / 1960 (approx)Land Size / 1,003sqm (approx) Frontage / 21.95m (approx)Zoning / GN-General NeighbourhoodLocal Council / City of PlayfordCouncil Rates / \$1,648.95 pa (approx)Water Rates (excluding Usage) / \$614.80 pa (approx)Es Levy / \$95.35 pa (approx)Estimated Rental / \$330-\$360pwCurrent Rental / Periodic lease in placeTitle / Torrens Title 5396/888Easement(s) / NilEncumbrance(s) / NilInternal Living / 79.3sqm (approx)Total Building / 231.4sqm (approx)Construction / Brick VeneerGas / Connected Sewerage / Mains Selling InvestmentFor additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/bn25ZIV>Vendors Statement: The vendor's statement (Form 1) may be inspected at the Edge Realty Office at 5/25 Wiltshire Street, Salisbury for 3 consecutive business days prior to the auction and at the auction for 30 minutes before it starts.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.