

# 6 Horton Street, Elizabeth Park, SA 5113

## House For Sale

Wednesday, 17 April 2024

6 Horton Street, Elizabeth Park, SA 5113

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 726 m2

Type: House



Jarrad Watkins  
0401517711



Mark Lands  
0402209563

## Auction

This wonderfully presented home sits on a spacious, fully fenced, corner allotment of 726 square meters, is positioned in a convenient location and is sure to impress. Featuring three bedrooms, a lovely open plan kitchen, dining and living room as well as a large backyard with a decked, undercover entertaining area, this home appeals to a range of buyers. Perfectly located between Munno Para Shopping City and Elizabeth City Centre, this home is situated close to convenient amenities including Coles, Woolworths, Big W, Kmart and so much more! Argana Park, Jubilee Park, Dwight Reserve, and Fremont Park are just a few of the beautiful parks and reserves nearby allowing you to embrace the outdoors. The education options close by include Elizabeth Park Primary School, Craigmore South Primary School, Playford College and TAFE SA (Elizabeth Campus). For added convenience, Elizabeth Interchange is close at hand for an easy commute to the Adelaide CBD. Key features of this well appointed home include: > Upon entrance to the home, you are greeted by a lovely open plan kitchen, dining and living area, which offers a split system air conditioner and provides you with the perfect space to spend time with loved ones. > The kitchen comprises ample cabinetry, an electric cooktop and a double sink.> Three good sized bedrooms with built-in robes to bedrooms one and three, whilst bedroom two offers a split system air conditioner. > Step outside to the spacious backyard where you will encounter an undercover entertaining area which features stylish decking as well as plenty of lawn for the kids and pets to play. > The neat, spacious front yard is fully enclosed, allowing extra, secure space to spend time with family and friends. > Neutral bathroom with a separate toilet. > Laundry with built-in cabinetry and valuable external access. > Linen press for additional storage. > Double carport with undercover parking space for two vehicles. Additional garage parking is also available via Cranborne Street for another vehicle.> Multiple rainwater tanks and storage sheds for your convenience. > Solar power system. > Four year old hot water service (10 year warranty). > Newly installed ducted reverse cycle throughout. Details:Certificate of Title | 5342 / 930Title | Torrens TitleYear Built | 1971Land Size | 726 sqm approxFrontage | Irregular Eastern Boundary | 21.3 meters approxSouthern Boundary | 23.9 meters approxWestern Boundary | 32.7 meters approxCooktop | ElectricCouncil | City of PlayfordCouncil Rates | \$416.16 pqWater Rates | \$153.70 pqAll information provided has been obtained from sources we believe to be accurate. However neither the agent or vendor guarantee this information and we accept no liability for any errors or omissions. All interested parties should seek their own independent legal advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at Lands Real Estate's office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 1609.