

6 Osler Street, Elizabeth Vale, SA 5112

House For Sale

Monday, 22 January 2024



6 Osler Street, Elizabeth Vale, SA 5112

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 670 m2

Type: House



Mike Lao

0882811234



Brendon Ly

0447888444

\$449,000 - \$489,000

*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://my.matterport.com/show/?m=NRgw4DzLhtd>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 charming family home set within a family-friendly pocket of Elizabeth Vale. Placed on 673sqm of land, this three-bedroom, one-bathroom home is within walking distance to the local shops, Lyell McEwin Hospital, public transport links and more, ensuring a life of convenience. From the moment you step inside the brick exterior, you will be struck by the abundance of natural light that floods in and illuminates the functional floorplan. A combination of comfortable carpet flooring and easy-care tiles flow underfoot throughout much of the home including in the large lounge and dining room also boasting a wood panel feature wall, electric roller shutters and warmed by a gas heater. Any eager cook sure to love the contemporary design of the galley kitchen. Cooking will be easy with quality appliances including a gas cooktop and oven alongside sweeping laminate benchtops, a 1.5 sink, mixer tap and ample storage within the profile cabinets. Your master suite has a large built-in robe for added convenience, and all three air-conditioned bedrooms have quick access to the bathroom with a separate toilet just off the laundry. There is plenty of outdoor space to host guests, dine alfresco or simply start the day with your morning coffee and relish the peaceful surrounds. Key features you'll love about this home: - Ducted evaporative air-conditioning throughout- Gas heater in the combined lounge/dining- Double length carport with an automatic roller door and drive through access to the separate garage- Separate shed for additional storage- Fenced front and rear gardens so the kids and pets can play safely- Instant gas hot water with a water temperature controller- Electric roller shutters - 2 rain water tanks Lyell McEwin Hospital and Elizabeth Vale Shopping Centre with your local IGA are just moments from this perfectly-positioned home. Families will appreciate living down the road from Elizabeth Vale Primary School while Salisbury North R-7 and Salisbury High School are within easy reach. Enjoy a day at the nearby Harry Bowey Reserve and Elizabeth Vale Soccer Club and for those that commute to the Adelaide CBD, it's a 35 minute drive away. Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect! Year Built / 1962 (approx) Land Size / 670sqm (approx - sourced from Land Services SA) Frontage / 21.36m (approx) Zoning / GN-General Neighbourhood Local Council / City of Playford Council Rates / \$1,774.25 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$105.90 pa (approx) Estimated Rental / \$450-\$490pw Title / Torrens Title 5290/389 Easement(s) / Nil Encumbrance(s) / Nil Internal Living / 92.3sqm (approx) Total Building / 218.1sqm (approx) Construction / Brick Veneer Gas / Connected Sewerage / Mains Relocating For additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/ZYwbpClf> If this property is to be sold via Auction, the Vendors Statement (Form 1) may be inspected at the Edge Realty Office at 4/25 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.