

62 Knighton Road, Elizabeth North, SA 5113



House For Sale

Thursday, 7 March 2024

62 Knighton Road, Elizabeth North, SA 5113

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 657 m2

Type: House



Brijesh Mishra
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Monique Kingsada
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Auction Saturday 23rd March 6:15pm (USP)

Nestled on a significant corner allotment of 657m², this original 1960s timber frame home offers a fabulous entry-level opportunity for younger buyers wishing to jump into the housing market with the mortgage proof security that the allotment could provide future development potential. Investors and developers with a keen eye for a great location will certainly want to explore the sub divisional prospects of this unique allotment, while homebuyers who are ready to roll up their sleeves will reap the benefits of some maintenance and repairs. The home features 3 spacious bedrooms across a generous traditional design. Floating floors and neutral tones flow throughout. A generous combined kitchen/living room is a great spot for everyday living. The kitchen features original timber cabinetry, raised breakfast bar, double sink, gas hotplates and ample cupboard space. All 3 bedrooms are well proportioned with the master bedroom offering a built-in robe. A traditional main bathroom, separate toilet and walk-through laundry complete the interior. A full width rear verandah provides a comfortable space to sit back and enjoy the great outdoors. A large back yard offers ample room for kids and pets and plenty of space for any future development or improvement. In need of minor repairs and upgrades, this original offering will appeal to home buyers who are keen to pick up a paintbrush or developers wishing to explore the future use potential. Briefly: * 1960s timber framed home on generous corner allotment: * Block size of approximately 657m² * Home in need of minor maintenance and repairs * Perfect opportunity for active upgraders or developers wishing to explore the development potential * Open plan living/dining with kitchen adjacent * Kitchen features original timber cabinetry, raised breakfast bar, double sink, gas hotplates and ample cupboard space * Bright entrance foyer/sunroom * 3 spacious bedrooms, main with built-in robes * Traditional bathroom with shower over bath * Separate toilet * Original laundry with rear access door * Full width rear verandah overlooking large backyard * Plenty of space for any future improvements or extensions Well-positioned in a great spot, close to local schools and public transport. Womma train station is a casual walk away and there are numerous bus routes nearby. There are several recreational parks and reserves in the area including Womma Park, Ramsey Park, Dauntsey Reserve and Argana Park. Local educational facilities include Elizabeth North Primary School, (just around the corner), Elizabeth Downs Primary, Craigmore High School, Blakeview Primary School. Take your pick of excellent shopping at either Elizabeth Shopping Centre or Munno Para Shopping Centre. A rare opportunity to acquire an affordable starter on a traditional allotment. Make your enquiry today! * Please note that this property is currently tenanted. Lease Type: Fixed Lease End Date: 12/07/2024 Current Rent: \$380 per week For more information, contact Brijesh Mishra on 0430 140 905 or Monique Kingsada on 0402 041 637. The Vendor's Statement (Form 1) may be inspected at 493 Bridge Road, Para Hills SA 5096 for 3 consecutive business days before the auction and at the auction for 30 minutes before it commences. DISCLAIMER: We have in preparing this document using our best endeavours to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document. RLA 326570