

**63 McKenzie Road, Elizabeth Downs, SA 5113**



**Sold House**

Tuesday, 3 October 2023

63 McKenzie Road, Elizabeth Downs, SA 5113

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 795 m2**

**Type: House**



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**\$440,000**

Welcome to this fantastic opportunity in Elizabeth Downs, brought to you by Andrew Rose of LJ Hooker. Situated on a large 795 square metre block with no easements, this property offers immense potential for both investors and those looking to subdivide (subject to council approval.)

**Key Features:-** 3 bedrooms, 1 bathroom- Large 795 square metre block- 24 metre frontage- No easements- Heating and cooling for year round comfort- Neat and tidy home- Huge backyard- Large shed- Verandah across the back of the home

Upon entering, you will be greeted by a charming and well maintained home. The three comfortable bedrooms provide ample space for a growing family. The kitchen is neat and tidy, featuring ample cupboard space to accommodate all your culinary needs. It boasts a gas cooktop, providing a superior cooking experience. For year-round comfort, the home is equipped with heating and cooling systems, ensuring a pleasant atmosphere no matter the season. With its neat and tidy appearance, this property offers the perfect canvas for your personal touch.

One of the highlights of this property is the large 795 square metre block, offering plenty of room for outdoor activities and potential future expansion (STCC). The 24-metre frontage provides a wide entry, and endless possibilities. Step outside and discover the huge backyard, perfect for kids to play, pets to roam, or to create your dream outdoor oasis. The large shed provides ample storage for tools and equipment, while an additional garden shed offers even more space for your gardening needs. Completing the picture is a verandah that stretches across the back of the home. It's an ideal spot to relax, entertain, or enjoy the serenity of the surroundings.

Close Proximity to Munno Para Shopping Centre and Elizabeth Shopping Centre. For families, great local schools are within a short drive and located just minutes away from the local shops, fast food, and public transport. Elizabeth Downs offers all of the best amenities with Elizabeth Downs P.S, South Downs P.S, Elizabeth Park P.S, Craigmore H.S, Kaurna Plains School close by. For your shopping needs, Munno Para Shopping City is just a short drive away. You'll have access to a wide range of retail stores, supermarkets, and dining options, making everyday errands a breeze.

**Please Note:** This home is currently tenanted until 18 February 2024 for \$300 per week. Current rental appraisal indicates potential rent return of \$380 - \$410 per week. Don't miss this wonderful investment opportunity or the chance to create your dream home. Contact Andrew Rose of LJ Hooker today!

**Disclaimer:** We have in preparing this document used 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. RLA155355