

**63 Yorktown Road, Elizabeth Park, SA 5113**



**House For Sale**

Friday, 8 March 2024

63 Yorktown Road, Elizabeth Park, SA 5113

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 6**

**Area: 806 m2**

**Type: House**



Damanjeet Singh  
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Justin Irving  
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## **Auction Sat 23rd March**

Ray White Salisbury is proud to present 63 Yorktown Road Elizabeth Park. THE LOCATION: Discover the epitome of convenience with this ideally situated property in the heart of Elizabeth Park. With easy access to Main North Road, ensuring a seamless connection throughout the Northern Suburbs and a swift 30 km journey to the Adelaide CBD. Commuting is a breeze with the nearby Elizabeth and Womma train stations, complemented by multiple bus routes. Enjoy leisurely strolls at Fremont Park for relaxation. Educational excellence is at your doorstep with Elizabeth Park Primary School and the esteemed Playford International College within walking distance. For shopping needs, Elizabeth and Munno Para Shopping Centres are a mere 4-minute drive away, offering a diverse retail experience. Ensure your health and well-being with Lyell McEwin Hospital and multiple medical precincts in close proximity. THE RESIDENCE: This impeccably presented home seamlessly blends modern updates with the timeless character of the 1960s. Situated on an expansive 806 square metre block, the property features a carport and a long driveway, providing secure off-street parking options within the fenced front yard. The well-maintained front landscaping, neat lawn, and tastefully updated facade enhance the overall street appeal. Roller shutters on all front windows provide both privacy and security. Step inside to experience a modern living space adorned with sleek timber laminate flooring and crisp white walls. The living room is equipped with an air conditioning unit, ensuring year-round comfort. The light-filled kitchen and dining area has undergone a full renovation, boasting a stylish white and grey colour palette, ample cabinetry, and state-of-the-art appliances. All three bedrooms feature ceiling fans, while bedrooms 1 and 2 include built-in robes, and bedroom 1 boasts an additional air conditioning unit. The centrally located bathroom caters to the needs of all bedrooms. The laundry, also renovated and matching the stylish kitchen, includes a toilet and leads to the undercover deck, seamlessly connecting to the expansive rear yard with endless possibilities. Outdoors, a large verandah and deck provide excellent spaces for entertainment, and a garden shed offers additional storage. This residence harmoniously combines contemporary living with timeless charm, creating a haven you'll be proud to call home. FEATURES • Expansive 806 sqm block • Updated facade with roller shutters • Private and secure fenced front yard • Modern kitchen and laundry with stylish finishes • Ample off-street parking with carport and long driveway • Contemporary interior with sleek flooring and fresh paint • Spacious rear yard with undercover deck and large verandah • Convenient access to schools, parks, shopping, and healthcare • Three bedrooms with ceiling fans, beds 1 & 2 with built in robes Don't miss the opportunity to make this property yours, for all enquiries please contact Damanjeet Singh. Regarding price. The property is being offered to the market by way of Auction. We will supply recent sales data for the area which is available upon request via email or at the open inspection. Disclaimer: Every care has been taken to verify the correctness of all details used in this advertisement. However, no warranty or representation is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for errors or omissions. Prospective purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the contract of sale