

**635 Main North Road, Elizabeth North, SA 5113**



**Sold House**

Friday, 11 August 2023

635 Main North Road, Elizabeth North, SA 5113

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 800 m2**

**Type: House**

**\$415,000**

Petra Mells of Ray White Grange presents to the market a wonderful opportunity to get into the real estate market with this Solid brick, 1960's built, torrens titled home on an allotment of 800(Approx.)sqm. This large allotment with a frontage of approx 22.9mtrs, provides endless possibilities with the option to renovate or rebuild, or subdivide and build 2 (STCC) Keep 1 and rent the other and receive great rent yield on your investment. Property features:• Three bedrooms• L shaped dining and dining• Central kitchen with freestanding cooker• Family bathroom• Laundry with separate toilet• Timber floorboards • Great sized back yard• Carport with roller door• Verandah entertaining area• Multiple sheds• Heating and cooling• Rent return is currently set at \$300 per week on a fixed lease until 8/8/2023.Everything is here at your fingertips - Argana Park is located across Main North Rd for all your sporting needs - football, netball, soccer, cricket. Choice of retail shopping with Elizabeth CityCentre and Munno Para Shopping Centre just moments away. Vast selection of schools and colleges and parks and recreation areas. Public transport is just around the corner; bus stop on Woodford Rd and Broadmeadows train station for a carefree commute to the CBD. Based on the last five years of sales, the median house price in Elizabeth has risen by a whopping 60%! It doesn't get much better! Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts. Grange RLA 314 251Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign. Ray White Grange are taking preventive measures for the health and safety of it's clients and buyers entering any one of our properties. Please note that social distancing will be required at this open inspection. Property Details:Council | PLAYFORD Zone | GN - General Neighbourhood\\Land | 800sqm(Approx.) - 22.9(Approx.) FrontageHouse | 194sqm(Approx.)Built | 1960Council Rates | \$TBC paWater | \$TBC paESL | \$TBC pa