

**67 Paginton Crescent, Elizabeth East, SA 5112**

**House For Sale**

Tuesday, 9 April 2024



67 Paginton Crescent, Elizabeth East, SA 5112

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 680 m2**

**Type: House**



Buri Son

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Marco Fellegvari

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## Best Offers By 22nd April 5pm USP

Buri Son and Marco Fellegvari is proud to present to you 67 Paginton Crescent nestled in the heart of Elizabeth East. This rare opportunity has presented itself for investors, developers, and first-time homebuyers. Property Features:- Year Built: 1978 - Land Size: 680m<sup>2</sup> + 25m frontage- House Size: 122m<sup>2</sup> - Rental Appraisal: \$500 - \$550 p/w- Spacious Layout- Modern Kitchen- Outdoor Area

This 3-bedroom home stands on a substantial 680sqm block with a notable 25m frontage, making it a prime candidate for subdivision and an excellent choice for those interested in rental yields and development potential. With its substantial land size of 680m<sup>2</sup> and 25m frontage, it's perfectly suited for subdivision prospects. Additionally, it promises attractive rental yields in a vibrant market, with an estimated return of approximately \$500 - \$550 per week. This property is an ideal addition to any investment portfolio, offering significant development potential and robust returns. The property is also an ideal start for first-home buyers looking for a property with future potential. It offers an excellent foundation for homeownership with possibilities for transforming it into an investment or a development project later on. The property's generous size and layout provide plenty of room for personalization and growth, making it a smart choice for those looking to enter the property market with an eye on future opportunities.

Located in the heart of Elizabeth East, 67 Paginton Crescent boasts a prime location that combines convenience with community charm. This property is ideally positioned near essential amenities such as schools, public transport, and the bustling Elizabeth shopping precinct, offering a lifestyle of ease and vibrancy. The area is renowned for its strong community atmosphere and easy access to a range of services, making it an attractive option for those seeking both convenience and a sense of belonging. The home itself offers a blend of comfort and convenience, featuring a cosy interior with a separate lounge and dining area, air-conditioned living spaces, and a modernized kitchen. Externally, the property boasts an undercover carport, a large rear garage, and a spacious backyard ideal for relaxation and entertainment. Recent upgrades include new carpets and laminate flooring, enhancing the home's appeal. This appealing property also features 3 bedrooms, 1 bathroom, and parking for 1 car, making it a practical choice for a variety of needs.

This property at 67 Paginton Crescent is more than just a home; it's a versatile investment, full of potential and positioned in a location with growing demand. Don't miss out on this exceptional opportunity in Elizabeth East and contact Buri Son or Marco Fellegvari today! RLA 300 185

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