

7 Burcombe Street, Elizabeth Vale, SA 5112



Sold House

Tuesday, 13 February 2024

7 Burcombe Street, Elizabeth Vale, SA 5112

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 520 m2

Type: House



Mike Lao

0882811234



Brendon Ly

0447888444

\$440,000

*For an in-depth look at this home, please click on the 3D tour for a virtual walk-through or copy and paste this link into your browser*Virtual Tour Link: <https://my.matterport.com/show/?m=GiAxkfKrQQp>To submit an offer, please copy and paste this link into your browser: [https://www.edgerealty.com.au/buying/make-an-offer/Mike Lao, Brendon Ly and Edge Realty RLA256385](https://www.edgerealty.com.au/buying/make-an-offer/Mike%20Lao,%20Brendon%20Ly%20and%20Edge%20Realty%20RLA256385) are proud to present to the market this easy-care three-bedroom, one-bathroom semi-detached home in Elizabeth Vale. With pleasant living spaces, a large back and excellent transport links to get you to Adelaide and beyond, this is a great home for young families or a fantastic investment property to add to your portfolio.The property is already tenanted on a fixed lease of \$1,586.01 per month in place until 5/8/2024 meaning you could choose to keep this house as an investment and continue to enjoy fantastic returns.Enter the home into the front lounge room fitted with roller blinds, plush carpet flooring keeping the space cosy year round, and a bright colour scheme that flows throughout. The heart of the home belongs to the kitchen space open plan to the meals area featuring electric appliances, a puratap, tiled backsplash, ample cabinetry and a built-in pantry.All three bedrooms run along one side of the home, and to service them is the bathroom and laundry set at the rear of the layout. Outside, you can dine alfresco with guests, bask in the sunshine, cook on your barbeque or simply enjoy the expansive back yard as is.Key features you'll love about this home:- Split-system air-conditioning unit in the open plan kitchen/meals- Plush carpet flooring in the lounge and bedrooms- Carport with rear access- Additional off-street parking on the driveway- Two sheds for additional storage- Low-maintenance gardens and a rain water tankEverything you could ever need is perfectly positioned only moments from this comfortable abode. Lyell McEwin Hospital and Calvary Central Districts Hospital are just moments away as is Harry Bowey Reserve. Elizabeth Vale Primary School and the Parabanks Shopping Centre are both within easy reach and those that commute to the Adelaide CBD can be there within 40 minutes.Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect!Year Built / 1962 (approx)Land Size / 520sqm (approx)Frontage / 12.26m (approx)Zoning / GN-General NeighbourhoodLocal Council / City of PlayfordCouncil Rates / \$1,523.60 pa (approx)Water Rates (excluding Usage) / \$614.80 pa (approx)Es Levy / \$84.75 pa (approx)Current Rental / Fixed lease of \$1,586.01 per month in place until 5/8/2024Title / Torrens Title 6037/176Easement(s) / Subject to party wall rights - Refer to titleEncumbrance(s) / NilInternal Living / 65.8sqm (approx)Total Building / 95.1sqm (approx)Construction / Solid Brick Gas / Not Connected Sewerage / MainsSelling Investment For additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/r9KZSxlf> this property is to be sold via Auction, the Vendors Statement (Form 1) may be inspected at the Edge Realty Office at 4/25 Wiltshire Street, Salisbury for 3 consecutive business days prior to the Auction and at the Auction for 30 minutes before it starts.Edge Realty RLA256385 are working directly with the current government requirements associated with Open Inspections, Auctions and preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing is recommended and all attendees will be required to check-in.Disclaimer: We have obtained all information in this document from sources we believe to be reliable; However we cannot guarantee its accuracy and no warranty or representation is given or made as to the correctness of information supplied and neither the Vendors or their Agent can accept responsibility for error or omissions. Prospective Purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the Contract of Sale.