

7 Knighton Road, Elizabeth North, SA 5113

House For Sale

Tuesday, 5 December 2023



7 Knighton Road, Elizabeth North, SA 5113

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 303 m2

Type: House



Tyson Bennett
0437161997



Mike Lao
0882811234

\$289,000 - \$317,000

*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://shorturl.at/kIMUY>To submit an offer, please copy and paste this link into your browser: [https://www.edgerealty.com.au/buying/make-an-offer/Tyson Bennett, Mike Lao and Edge Realty RLA256385](https://www.edgerealty.com.au/buying/make-an-offer/Tyson-Bennett,-Mike-Lao-and-Edge-Realty-RLA256385) are proud to present to the market this easy-care three-bedroom, one-bathroom home in Elizabeth North. With pleasant living spaces, a great outdoor entertaining area and excellent transport links to get you to Adelaide and beyond, this is a great home for young families looking or fantastic investment property to add to your portfolio.The property is already tenanted on a fixed lease of \$380 per week in place until 30.09.2024 meaning you could choose to keep this house as an investment and continue to enjoy fantastic returns.Easy-care landscaping and a rendered facade add instant street appeal. Stepping inside, there's plenty of living space on offer with an open-plan kitchen, meals and family room.The updated kitchen features laminate benchtops, overhead cupboards, a ceramic hotplate cooktop, electric oven, a dishwasher plus soft-close drawers for added functionality. The living space is bright and welcoming ready for family time while the pine floorboards enhance the character of the home.All three bedrooms run along one side of the home, with the master bedroom and bedroom 2 with wardrobes plus at the rear, you'll find the laundry and bathroom with a separate toilet.Outside, there is an all-weather entertaining area where you can dine alfresco with guests, cook on your barbeque or simply enjoy the low-maintenance garden beds and artificial lawn.Fantastic property features include:-
Air-conditioning units in the open plan living space and kitchen- Ceiling fans to all three bedrooms- Wardrobes to two bedrooms - Carport with an automatic roller door and rear access- Additional off-street parking on the driveway- A shed for additional storage- Low-maintenance gardens and a rain water tankEverything you could ever need is perfectly positioned only moments from this comfortable abode. You'll have Womma station and the Elizabeth Grove Soccer Club around the corner, along with bus links, making it so easy to get where you need to be. There are plenty of parks and schools for the kids including Elizabeth North Primary School and Preschool and Playford College and the picturesque Argana and Fremont Parks. You're also close to the Elizabeth City Centre and Munno Para Shopping City for all your shopping and dining needs.Call Tyson Bennett on 0437 161 997 or Mike Lao on 0410 390 250 to inspect!Year Built / 1960 (approx)Land Size / 303sqm (approx) Frontage / 12.14m (approx)Zoning / GN - General NeighbourhoodLocal Council / City of PlayfordCouncil Rates / \$1,411.75 pa (approx)Water Rates (excluding Usage) / \$586.60 pa (approx)Es Levy / \$77.65 pa (approx)Current Rental / Fixed lease of \$380 per week in place until 30.09.2024Title / Torrens Title 5869/738Easements / Subject to party wall rights & service easement for sewerage - See titleInternal Living / 71.5sqm (approx)Total Building / 145.8sqm (approx)Construction / RenderedGas / Not ConnectedSewerage / Mains Selling Investment For additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/yBA6ti>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.