

70 Northampton Crescent, Elizabeth East, SA 5112



Sold House

Thursday, 11 April 2024

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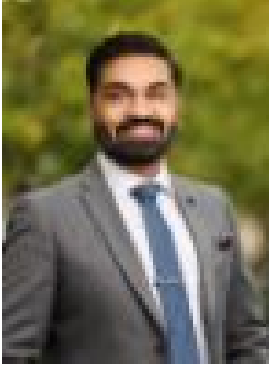
Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 940 m2

Type: House



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Perfectly positioned in a pleasant, low traffic street, nestled amongst other similar homes in a family friendly area, this delightful solid brick residence offers a realm of opportunity for renovators and home buyers looking for the freedom that larger allotment living allows. Let the kids run free on the massive 940 m² allotment where there is so much space for any future extensions and outdoor living improvements. Developers with a keen eye for value will certainly wish to explore the subdivision potential of the massive rectangular block, while homebuyers will enjoy the liveability that the home offers now, with the mortgage security of knowing that their allotment can be subdivided in the future. The home features generous living spaces across a traditional 5 main room design. A large, combined living/dining room provides ample space for your daily relaxation, while a large eating kitchen offers the original cabinetry, wide sink and functional appliances. All 3 bedrooms are generously proportioned, all double bed capable. The master bedroom offers a ceiling fan and built-in robe. A bright main bathroom with terrazzo floor and separate bath and shower combines with a separate toilet and walk-through laundry complete the interior. Ducted evaporative cooling will ensure your summer comfort. Relax outdoors on a full width rear verandah overlooking the massive rear yard where established gardens and trees provide a refreshing botanical essence. A 2-car tandem carport with lock up roller door will securely accommodate the family cars and there is an additional galvanised iron garage/workshop, perfect for the handyman, collector or hobbyist. For those looking to invest, there's a rental potential of \$500 - \$550 per week. A rare opportunity indeed presents itself on a large allotment with positive future potential. Briefly: * Spacious solid brick home on generous rectangular allotment * Block size of approximately 940m² * Positive potential for homebuyers, renovators or developers * Opportunity to live in now or subdivide and redevelop * Large living/dining room with ample natural light * Generous eating kitchen features the original cabinetry, wide sink and functional appliances * 3 large bedrooms, all double bed capable * Master bedroom with ceiling fan and built-in robe * Bright main bathroom with terrazzo floor plus separate bath and shower * Separate toilet * Walk-through laundry with exterior access * Large rear verandah, ideal for alfresco entertaining * Massive rear yard with established gardens and trees * Two-car tandem carport with lock up roller door * Single galvanised iron garage/workshop * Ducted evaporative cooling

Perfectly located with easy access to public transport, schools & shopping. The Playford Tennis Centre is just around the corner along with Jo Gapper Playground & Dog Park, Fremont Park, Aranga Park and Burgate Reserve all outstanding recreational spaces in the local area. Elizabeth City Centre and Munno Para Shopping Centre are close by for your weekly shopping expeditions. Local unzoned primary schools include Elizabeth East, Elizabeth Grove, Elizabeth Park, Elizabeth South Primary & Kurna Plains School. The zoned secondary school is Playford International College. Quality private schooling is nearby at Thomas More College, Hope Christian College & Trinity College Blakeview. For more information, contact Brijesh Mishra on 0430 140 905 or Monique Kingsada on 0402 041 637. The Vendor's Statement (Form 1) may be inspected at 493 Bridge Road, Para Hills SA 5096 for 3 consecutive business days before the auction and at the auction for 30 minutes before it commences. **DISCLAIMER:** We have in preparing this document using our best endeavours to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document. RLA 326547