

7B Cullen Street, Elizabeth Park, SA 5113



Sold House

Wednesday, 28 February 2024

7B Cullen Street, Elizabeth Park, SA 5113

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 461 m2

Type: House



Mike Lao

0882811234



Brendon Ly

0447888444

\$563,000

*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=XwTo6Qdpbq6>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) are proud to present to the market your family-friendly oasis just a short walk from schools, parks and shops. This contemporary home set on an ideal corner block is the perfect haven for first home buyers, investors, and families alike. The single-storey layout is as bright and inviting as it is functional with four bedrooms, two bathrooms and spacious backyard. A central hallway draws you through to the striking open plan living area set at the rear with ample space for everyone to spread out, relax and enjoy. Take the hassle out of preparing family dinners with this sleek cook's kitchen. A suite of stainless steel appliances will impress plus there's a breakfast bar, a built-in pantry, overhead cupboards and a tiled backsplash. From here, you can overlook the living area or move outside to the private backyard, perfect for hosting guests.All four bedrooms are set off the hallway with the master offering a walk-in robe and an en-suite. Bedroom three and four have built-in robes and are just steps from the main bathroom with a separate toilet ensuring absolute convenience. Completing your new home's floorplan is an internal laundry and a double carport with internal and rear access.Key features you'll love about this home:•☑Corner block home with full fencing and a sliding gate•☑Roller shutters and camera•☑Split system air-conditioning in the open plan living•☑Double carport with dual roller doors, internal and rear access•☑Shaded outdoor entertaining area•☑Landscaped gardens with garden beds and chicken house•☑Shed for additional storageResidents will love this home's location, with easy access to Elizabeth City Shopping Centre, local parks and reserves including Olive Grove Wetlands and Freemont Park. Nearby schools include St Thomas Moore, Elizabeth Park Primary and Pinnacle College and for those looking to commute will find convenient access to Main North Road.Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect!Year Built / 2015 (approx)Land Size / 461sqm (approx - sourced from Land Services SA)Frontage / 11.97m (approx)Zoning / GN-General NeighbourhoodLocal Council / City of PlayfordCouncil Rates / \$1,863.35 pa (approx)Water Rates (excluding Usage) / \$614.80 pa (approx)Es Levy / \$118.35 pa (approx)Estimated Rental / \$480 - \$510 pwTitle / Torrens Title 6141/826Easement(s) / NilEncumbrance(s) / To South Australian Housing Trust - See titleInternal Living / 126.1sqm (approx)Total Building / 191.5sqm (approx)Construction / Brick Veneer Gas / ConnectedSewerage / Mains For additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/SAYgYH>If 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.Want to find out where your property sits within the market? Receive a free online appraisal of your property delivered to your inbox by entering your details here: [www.edgerealty.com.au/Edge Realty RLA256385](http://www.edgerealty.com.au/Edge%20Realty%20RLA256385) 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.