

**8 Warminster Road, Elizabeth Park, SA 5113**



**House For Sale**

Wednesday, 3 January 2024

8 Warminster Road, Elizabeth Park, SA 5113

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 650 m2**

**Type: House**



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## Auction Online | Unless Sold Prior

Welcome to 8 Warminster Road, Elizabeth Park. Situated on a generous 650 sqm block and constructed in 1971 and recently renovated, this property has stood the test of time and offers a solid foundation plus a comfortable and convenient living experience for its new owners. Entertaining is a breeze with the huge undercover verandah area, that overlooks a lush colourful back yard with a gorgeous pool space creating an oasis in the heart of suburbia! The well-maintained features and modern design make it a fantastic investment opportunity or first home for a small family. Located in Elizabeth Park, this property offers convenient living and easy access to a range of amenities. You'll find primary schools, high schools, parks, playgrounds, sporting complexes and public transport options all within close proximity. The Elizabeth Shopping Center is only a 10 minute drive away and the Adelaide CBD commute is a short 35 minutes. This one is sure not to last long, reach out to Jamie Wood on 0403 592 500 today!

**Features-** A pleasing facade with easy to maintain front yard, single garage with automatic roller door and double driveway for plenty of off street parking- The entrance takes you straight into the light filled lounge area that seamlessly flows through to the dining and kitchen with beautiful neutral tones and floating floors throughout- A beautiful kitchen with breakfast bar giving heaps of preparation area, plenty of cupboard space, gas cooktop and modern appliances- Three good sized bedrooms with built in robes in each- Two Split system for heating and cooling in bedroom 1 and the main living area- A sleek main bathroom with separate toilet- The laundry has plenty of cupboard and bench space as well as two entries- A delightful large decked outdoor area that can be enclosed with café blinds, under the verandah leading straight from the kitchen making indoor outdoor entertaining easy- Enjoy the gorgeous salt chlorinated pool with gorgeous features around creating a wonderful relaxing area- The lush grassed area gives plenty of room for kids or pets to play with a pop of colour from the fence and easy to maintain plants- Three phase power for the pool- Feel secure with a security system installed- Solar installed and rainwater tanks to help with ongoing living costs

**More info:** Built - 1971 House - 99 sqm (approx.) Land - 650 sqm (approx.) Frontage - 19.5m (approx.) Zoned - GN - General Neighbourhood Council - PLAYFORD Hot water - Gas Mains NBN - FTTN Available Solar - 8 Panels

For all further enquiries, please contact Jamie Wood on 0403 592 500 or Timothy Mann on 0497 229 387. The safety of our clients, staff and the community is extremely important to us, so we have implemented strict hygiene policies at all of our properties. We welcome your enquiry and look forward to hearing from you.

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