

**83 Hamblynn Road, Elizabeth Downs, SA 5113**



**Sold House**

Wednesday, 6 March 2024

83 Hamblynn Road, Elizabeth Downs, SA 5113

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Vince Tropepe  
0402112777



Mustafa Razaee  
0412034533

**\$505,000**

Nestled in Elizabeth Downs, this comfortable single-storey home sits on a generous 743 m<sup>2</sup> allotment, offering ample room for growth, creativity and the realisation of your property dreams. With three carpeted bedrooms, each featuring windows that provide front-facing views, this residence is a testament to practicality and potential. As you enter, the combined living and dining room welcomes you with the promise of shared moments and relaxed living. A split system air conditioner ensures comfort throughout the seasons, making this space the heart of the home. Adjacent to the living area, a front-facing study nook offers versatility, whether you require a dedicated home office or a quaint reading room for quiet contemplation. The U-shaped kitchen, spacious and well-designed, is equipped with an abundance of cupboards, an electric stove, a dishwasher and an elevated oven. Situated at the rear of the property, the main bathroom boasts tiles extending to the ceiling. It features a bath, shower and vanity, complemented by a separate toilet located conveniently alongside. The backyard's vast expanse is akin to a blank canvas, presenting an opportunity for the green-thumbed enthusiast or the visionary landscaper to sculpt an outdoor masterpiece. Be it a lush garden, a family play zone, or an alfresco entertaining area, the possibilities are as broad as the space itself. Completing this home's offerings is a private laundry with external access, including a thoughtful addition of a doggy door for your four legged family members. This Elizabeth Downs home presents not only a comfortable living space but also endless potential for expansion and personalisation. It's a property that invites you to imprint your style and create a haven tailored to your lifestyle.

Additional Features: • Carpeted living room • Curtains or blinds on most windows • Security roller shutters on the front facing windows • Shaded front porch • Fenced driveway with secure parking for a single vehicle and access to the rear of the property • Nearby schools include: Elizabeth Downs Primary School, Blakeview Primary School, Trinity College, South Downs Primary School, Playford Primary School, Craigmore High School, Craigmore Christian School, Elizabeth Special School Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a list of recent local sales to help you with your market and value research.