

# 9 Balch Court, Elizabeth East, SA 5112



## Sold House

Wednesday, 4 October 2023

9 Balch Court, Elizabeth East, SA 5112

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 720 m2

Type: House



Mike Lao

0882811234



Brendon Ly

0447888444

**\$480,500**

\*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=gCdja51A82D>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%20and%20Edge%20Realty%20RLA256385) are proud to present to the market an enviable home offering space, comfort and convenience. This Elizabeth East abode will appeal to everyone from first-time buyers to growing families and investors on the hunt for a quality property within this sought-after location.The single-storey layout has been cleverly designed for easy-care living with four bedrooms and enjoying easy access to the 1.5 bathrooms. The main bathroom is set off the hallway enjoying a step-in shower, bathtub, toilet and vanity plus there is an additional toilet just off the laundry, ideal for busy family life.For privacy, the bedroom wing can be closed off from the living areas and each bedroom also has a built-in robe adding convenience. You will love to kick back and relax at the end of the day in the bright and inviting lounge room or you can move through to the combined kitchen and meals area with timber floors. For the cook, there is a suite of quality appliances including a Euromaid electric cooktop and Westinghouse rangehood all to make preparing meals a joy.An external access door opens to the outdoor verandah, offering a natural outdoor extension of the living space and the perfect spot for alfresco dining and get togethers, or simply for quiet relaxation. Beyond the verandah the fully-fenced garden has space to move and play, plus there is a shed for storing tools and equipment.Features you'll love about this property:- Ducted reverse cycle air-conditioning throughout with 6 zones- A rear verandah for hosting guests as you relax in the sun and dine outdoors- Built in robes in all bedrooms- Internal laundry with exterior access services the home- A double carport with automatic roller doors, a storage area and rear access.This prized location places you directly across the road from the Grenadier Road Reserve and you're also only a short walk from the Jo Gapper Park and Dog Park where you can play with your furry friend. Elizabeth Grove Junior Primary School and the Playford International College are close by as is the Elizabeth City Centre, Main North Road and the Elizabeth train station.Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect!Year Built / 1976 (approx)Land Size / 720sqm (approx) Frontage / 26.81m (approx)Zoning / GN-General NeighbourhoodLocal Council / City of PlayfordCouncil Rates / \$1,801.10 pa (approx)Water Rates (excluding Usage) / \$614.80 pa (approx)Es Levy / \$108.20 pa (approx)Estimated Rental / \$480-\$520Title / 5236/618Easement(s) / NilEncumbrance(s) / NilInternal Living / 108.3sqm (approx)Total Building / 222.8sqm (approx)Construction / Brick Veneer Gas / 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/22ZH4V>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.