

9 Paginton Crescent, Elizabeth East, SA 5112



Sold House

Saturday, 12 August 2023

9 Paginton Crescent, Elizabeth East, SA 5112

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 624 m2

Type: House



Mike Lao

0882811234



Brendon Ly

0447888444

\$480,000

*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://bit.ly/9paginton>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 this delightful 3-bedroom family home, perfectly positioned on a quiet cul-de-sac. An elevated front porch provides a quaint place to relax and welcome you home to step inside and revel in the space and comfort of this idyllic abode. The property is currently tenanted with a fixed lease of \$420 per week until 31/5/24.The wonderful interior is filled with gorgeous natural light, a soft colour palette, and a mix of comfortable carpet and timber floorboards underfoot, while the floorplan creates a sense of seamless flow between living spaces.The spacious lounge sits at the front of the home and offers real room to stretch out, relax and unwind and connects to the outdoor entertaining area and open plan kitchen and meals. The home chef will be well-equipped in the kitchen with a gas cooktop and oven, double sink and bountiful benchtop space.An external access door opens to the outdoor perolga, 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 pergola, the fully-fenced garden has space to move and play. The shed is great for storing tools and equipment, plus the single garage includes a storage area.Back inside, each of the bedrooms are comfortably sized, with the master and bed 2 maintaining a convenient built-in wardrobe. The bathroom features a step-in shower, separate soaking tub and a separate water closet.Features you'll love about this property:- Ducted reverse cycle air-conditioning throughout with 4 zones- Air-conditioning unit and gas heater in the spacious lounge- Ceiling fan in bedroom 2- Built in robes in two bedrooms- 3-way bathroom to accommodate busy households- Internal laundry with exterior access services the home- Attached single garage with a storage area and rear access- Recently painted interiorIn addition to all these amazing features, residents 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 / 1978 (approx)Land Size / 624sqm (approx) Frontage / 20.4m (approx)Zoning / GN-General NeighbourhoodLocal Council / City of PlayfordCouncil Rates / \$1,776.95 pa (approx)Water Rates (excluding Usage) / \$614.80 pa (approx)Es Levy / \$90 pa (approx)Current Rental / Fixed lease of \$420 pw 31/5/24Estimated Rental / \$440 - \$480 pwTitle / Torrens Title 5318/491Easement(s) / NilEncumbrance(s) / NilInternal Living / 110.2sqm (approx)Total Building / 230.1sqm (approx)Construction / Brick VeneerGas / Connected Sewerage / Mains Selling Investment For additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/FTPkJ>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.