

**38 Goodman Road, Elizabeth South, SA, 5112**



**Sold Duplex Semi-detached**

Thursday, 17 October 2024

38 Goodman Road, Elizabeth South, SA, 5112

**Bedrooms: 4**

**Bathrooms: 2**

**Type: Duplex Semi-detached**



Tony Lawson  
1300397777

## First Home Opportunity or Investors Dream - Two Rentals in One

N°38 Goodman Road  
ELIZABETH SOUTH

To submit an offer, please copy and paste this link into your browser: <https://form.jotform.com/223608802778060>

tonylawson RLA31336 are proud to present to the market this large family home ideal for first home buyers, families, or savvy investors. This move-in ready maisonette set on a 541sqm block offers a fantastic blend of style, functionality, and potential.

This property offers multiple income opportunities with a self contained Granny Flat at the rear.

Simply put up a dividing wall outside the laundry door, and have two rental streams simultaneously. One for the main building, the second from the Granny Flat.

Rental appraisal for the whole property is \$630 - \$650. However with the Granny Flat utilised as a rental, There is an opportunity that both dwellings could generate a rental income of \$870 - \$950pw.

We have tenants ready to move in, so your investment property will soar from day one!

The neutral colour scheme provides a blank canvas for you to add your personal touch, making it easy to create your next family home.

Step inside and be wowed by the homely living space. Crisp white walls and timber floors create a bright and airy feel, while the kitchen features a modern look with electric appliances, laminate cabinets for ample storage, perfect for casual meals or entertaining guests.

This well-designed maisonette, offers four bedrooms, two bathrooms, two kitchens and two living areas, that provide comfortable accommodation for families or young professionals. One bathroom features a combined shower bath and separate toilet for added privacy and convenience, with the second bathroom with the showers and toilet combined. The laundry, conveniently located at the rear with external access, makes household chores a breeze.

Outdoors, the backyard is your blank canvas - perfect for creating the ultimate entertaining space, a lush family haven, or your own veggie patch! The double carport provides secure parking, while the real showstopper is the granny flat, complete with bedroom, shower, kitchen and living area.

Key features you'll love about this home:

- Dual rental opportunity with fantastic returns!
- Self contained granny flat.
- Close to Elizabeth South train station.
- Large undercover area.
- Modern kitchen.
- Rainwater tank.
- Fans in all rooms.
- New electric wiring throughout.
- Close to Elizabeth Shopping Centre
- Close to public swimming pool
- Close to childcare centre.
- Close to elder care services.

- Close to main roads.
- Close to schools.

Everything you could ever need is perfectly positioned only moments from this comfortable abode.

Call Tony Lawson on 0404 610 526 or Buri Son on 0427 731 994 to inspect!!

Year Built / 1961 (approx)

Land Size / 514sqm (approx - sourced from Land Services SA)

Frontage / 10m (approx)

Zoning / GN-General Neighbourhood

Local Council / City of Playford

Council Rates / \$1,532.55 pa (approx)

Water Rates (excluding Usage) / \$614.80 pa (approx)

Es Levy / \$85.50 pa (approx)

Estimated Rental / \$560 - \$590pw

Easement(s) / Subject to party wall rights - See title

Encumbrance(s) / Nil

Internal Living / 74sqm (approx)

Total Building / 177.5sqm (approx)

Construction / Brick

Sewerage / Mains