

# 1 Tina Court, Elizabeth Park, SA 5113

## House For Sale

Tuesday, 25 June 2024



1 Tina Court, Elizabeth Park, SA 5113

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 293 m2

Type: House



Mike Lao

0882811234



Brendon Ly

0447888444

## Best Offers by 9am Tues 9/7/24 (USP)

\*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://shorturl.at/MMFfe> 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 stunning, low-maintenance corner block home situated within a secure gated estate. Perfect for families, first home buyers, and astute investors alike, this property offers the ultimate in modern convenience and contemporary style. Imagine kicking back and relaxing in your easy-care haven, complete with a solar panel system to keep those energy bills low. For investors, there is already a fantastic tenant on a fixed lease of \$450pw in place until 18/8/2024. The heart of this home is the open-plan kitchen, family, and meals area, seamlessly flowing out to the outdoors through two sliding doors. This light-filled space boasts a neutral colour scheme, creating a sense of calm and offering endless decorating potential. Split-system air-conditioning ensures year-round comfort, no matter the season. Step into the chef's haven - a modern kitchen featuring sleek monochrome cabinetry, laminate benchtops with a breakfast bar, and a suite of stainless-steel appliances including a gas cooktop, electric oven, and dishwasher. For added convenience, the kitchen provides direct access to the carport, making unloading groceries a breeze. The sleeping quarters are equally impressive. All three bedrooms boast built-in robes and ceiling fans to keep cool, while the master bedroom and bedroom two enjoy the added security of roller shutters. Indulge in a luxurious bathroom oasis, complete with a step-in shower featuring dual showerheads, a stylish vanity, a freestanding soaking tub, and floor-to-ceiling tiles. A separate toilet ensures added convenience for the whole family. Stepping outside, the pitched roof verandah provides the perfect spot for alfresco entertaining, while the low-maintenance garden bed simplifies your weekends. Secure parking is a breeze with the single carport featuring an automatic roller door and internal access to the home, with additional access to the rear yard. Key features you'll love about this home: - Solar system with 14 panels - Split-system air-conditioning in the open plan living - Built-in robes and ceiling fans in all bedrooms - Single carport with an automatic roller door, internal and rear access - Instant gas hot water system - Privacy screen security doors and roller shutters - Corner block located within a secure gated estate This modern gem offers the perfect blend of style, security, and convenience - all within a tightly held gated community. You are within close proximity to Elizabeth City Centre, the local Drakes supermarket, Fremont Park, and various educational institutions such as St Thomas More School, Elizabeth Park Primary School, and Playford College. Enjoy the convenience of easy access to essential amenities and recreational facilities, ensuring a well-rounded lifestyle for you and your family. Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect! Year Built / 2011 (approx) Land Size / 293sqm (approx - sourced from Land Services SA) Frontage / 11.87m (approx) Zoning / GN-General Neighbourhood Local Council / City of Playford Council Rates / \$1,747.40 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$103.65 pa (approx) Current Rental / Fixed lease of \$450pw in place until 18/8/2024 Estimated Rental / \$480-\$520pw Title / Community Title 6062/548 Community Rates / \$120pq (approx) Easement(s) / Nil Encumbrance(s) / Nil Internal Living / 85.9sqm (approx) Total Building / 140.7sqm (approx) Construction / Brick Veneer Gas / 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/mTEY8II> If this property is to be sold via Auction, the Vendors Statement (Form 1) may be inspected at the Edge Realty Office at 4/25 Wiltshire Street, Salisbury for 3 consecutive business days prior to the Auction and at the Auction for 30 minutes before it starts. Want to find out where your property sits within the market? Receive a free online appraisal of your property delivered to your inbox by entering your details here: [https://www.edgerealty.com.au/Edge Realty RLA256385](https://www.edgerealty.com.au/Edge%20Realty%20RLA256385) 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.