

**10 Broughton Road, Elizabeth Vale, SA, 5112**



**House For Sale**

Saturday, 31 August 2024

10 Broughton Road, Elizabeth Vale, SA, 5112

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Michael Dittmar  
0875233355

## Comfort and practicality at Elizabeth Vale

Team Dittmar are proud to present to market 10 Broughton Road, Elizabeth Vale! This solid 1962-built 3 bedroom 1 bathroom home offers an outstanding opportunity for both investors and families alike. Situated on a generous 880 sqm block, this property boasts ample space for potential future expansion (STCC), making it a versatile investment for years to come.

Conveniently situated in the heart of Elizabeth Vale, you have essential amenities, including shopping centres, schools, parks, and the Lyell McEwin Hospital, making it an ideal location for families, retirees, and professionals alike. With excellent public transport links and easy access to major roads, Elizabeth Vale combines suburban tranquility with the convenience of city living. This property is more than just a home; it's an opportunity. Whether you're an investor looking for a solid return or a family seeking space and potential, this Elizabeth Vale gem is sure to impress.

### Features:

- A lovely welcoming facade with double drive way and double carport providing plenty of off street parking or additional storage
- Well maintained and lush front and back yard is ideal for those who love to embrace their green thumb.
- Enter through the carport to the rumpus/ second living space
- The lounge can be separated and is a cosy yet well spaced room providing a lovely space for relaxing with friends and family
- Kitchen features an electric cooktop and great countertop space, ideal for creating fabulous culinary creations
- 3 bedrooms, each featuring a walk in wardrobe for storage and ease of access.
- A functional main bathroom located near the bedrooms
- Enjoy air comfort with the evaporative ducted cooling system.
- A large verandah area at the back of the home behind the meals and kitchen provides a perfect space to entertain outdoors
- A huge back yard with plenty of lawn space, great for a children and pets or to utilise for future renovations and expansion (STCC)
- Three sheds on the property are great storage options or a workshop
- One shed features a sought after car pit is something you don't see every day! Great for car enthusiasts for a work space or tool storage.
- Bird aviary can be utilised for a chicken coop
- The water tanks provide eco-friendly options for watering plants and water storage.
- Zoned Favorably as SInv - Strategic Innovation which allows for potential offices, warehouse or other opportunities (STCC)

### More Info:

Built - 1962

Land - 880 sqm (approx.)

House - 122 sqm (approx.)

Zoned - SInv - Strategic Innovation

Council - PLAYFORD

NBN - FTTC available

Hot Water - Electric

To register your interest please phone Michael Dittmar on 0451 670 631 or Lee Thomas on 0415 947 572.

The safety of our clients, staff and the community is extremely important to us, so we have implemented strict hygiene policies at all of our properties. We welcome your enquiry and look forward to hearing from you.

\*Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement.

RLA 284373