

**10 Grovely St, Elizabeth Vale, SA, 5112**



**House For Sale**

Friday, 30 August 2024

10 Grovely St, Elizabeth Vale, SA, 5112

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## Exceptional Opportunity on a Spacious 667sqm Allotment!

Discover a unique home set on a generous 667sqm allotment (approx.) with a wide 25m frontage (approx.), offering a distinctive floor plan designed to cater to the needs of investors and families.

This charming residence features three generous bedrooms, providing ample space and flexibility for a growing family. The home includes a separate bathroom, shower, and toilet, ensuring convenience and privacy.

The combined kitchen and dining area create an inviting space for family meals and entertaining. A spacious laundry adds to the practicality of the home, while a single car carport provides protection for your vehicle.

Enjoy the benefits of a fully fenced allotment, with secure front and rear gardens offering a safe and enjoyable outdoor environment.

### Standout Features

- Expansive 667 sqm allotment (approx.)
- Wide Frontage
- Unique Floorplan
- Heating and cooling
- Good sized bedrooms

### Specifications:

CT / 5277/609

Council / Playford

Built / 1964

Land / 667m2 (approx)

Frontage / 19.20m (approx.)

Easements / Subject to service easements over the land marked A for Sewerage purposes to south Australian water corporation

Estimated rental assessment / \$410-\$430 per week

This home is currently tenanted at \$350 per week until October 2024

The Elizabeth Vale suburb is renowned for its close and easy access to a families everyday needs. Multiple main shopping precincts, Lyell McEwin Hospital, public transport, schools and lovely walking trails winding through the picturesque Harry Bowey and Carisbrooke Reserves.

Don't miss this rare opportunity to own a home with character and ample space. Contact us today to arrange a viewing!

### Disclaimer:

We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.

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