

13 Grove Avenue, Elizabeth Park, SA 5113

House For Sale

Tuesday, 25 June 2024



13 Grove Avenue, Elizabeth Park, SA 5113

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 303 m2

Type: House



Mike Lao

0882811234



Brendon Ly

0447888444

\$429,000 - \$469,000

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://my.matterport.com/show/?m=J8QcvbN4aMG> 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 wonderful 3 bedroom, 1 bathroom home in Elizabeth Park. The appeal of this opportunity is undeniable as the home is situated within a secure gated community, and is ready for you to move in and start making memories. This property offers the perfect blend of comfort and convenience, perfect for families, first home buyers, and investors alike. You are welcomed home by a rendered facade, portico and landscaped gardens. Step inside and discover a light-filled haven, perfect for modern living. Just off the entry is the combined family and meals room, ideal for relaxing or entertaining. The space boasts a split system air-conditioning system ensuring year-round comfort, vertical blinds for privacy, and stylish ceramic tile flooring flows seamlessly throughout. A cavity sliding door provides convenient access to the garage, while another set of sliding doors opens onto the backyard for effortless indoor-outdoor entertaining. Equipped for the home chef, the U-shaped kitchen features a built-in pantry, 1.5 sink with mixer tap, laminate cabinetry with overhead cupboards, and durable laminate benchtops. There is also a suite of quality appliances from Euro including a gas cooktop, electric oven, a retractable rangehood and dishwasher. Set to one side of the floorplan, you'll find three bedrooms containing batten lighting, vertical blinds, and comfortable carpet flooring. The master bedroom and bedroom 2 benefit from built-in robes, ensuring ample storage space. All bedrooms are serviced by a shared bathroom, complete with a single vanity, shower with feature tiles, a relaxing bath, and a separate toilet for those busy households. The fully fenced backyard provides a safe space for children to play freely. The paved patio creates the perfect spot for outdoor entertaining or parking a trailer, while the fold-down clothesline and garden shed add to the functionality of the outdoor space. Key features you'll love about this home: - Split system reverse cycle air-conditioning unit in combined family and meals area - Security door and screen - Single garage with automatic and manual roller doors, and internal access - Separate garden shed for additional storage - Dux Endurance Plus instant gas hot water system This fantastic property is situated in a sought-after pocket, offering the perfect blend of peace and convenience. Imagine spending lazy afternoons picnicking at picturesque Fremont Park or exploring the natural beauty of Adams Creek, both just a short stroll away. When it comes to shopping, you're spoilt for choice with Elizabeth City Centre and Parks Shopping Centre within easy reach. For families, schools like Elizabeth Park Primary, St Thomas More School, Playford College, and Pinnacle College are all within close proximity. Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect! Year Built / 2011 (approx) Land Size / 303sqm (approx) Frontage / 16.88m (approx) Zoning / GN - General Neighbourhood Local Council / City of Playford Council Rates / \$1,729.50 pa (approx) Community Rates / \$448.28 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$102.15 pa (approx) Estimated Rental / \$470 - \$510 pw Title / Community Title 5964/851 Easement(s) / Nil Encumbrance(s) / Nil Internal Living / 89.9sqm (approx) Total Building / 126.2sqm (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/aMZWrslf> 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.