

**13A Kilsby Street, Elizabeth Park, SA, 5113**



**Sold House**

Thursday, 17 October 2024

13A Kilsby Street, Elizabeth Park, SA, 5113

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Krish Gajera

## Charming and Low-Maintenance Home for First Home Buyers, Families, and Investors

We have received many offers on this property and vendor requested to do final inspection before we take any decision

If you haven't looked at the property, I highly recommend to come for open on Sunday 1 pm 14th July and submit your best and final offer on that day as vendor is ready to take decision after the open

Krish Gajera From EXP Realty are delighted to introduce this impeccably maintained 2013 build home at 13A Kilsby Street, Elizabeth Park. This residence offers an exceptional opportunity for first home buyers, young couples, families, and savvy investors looking for a low-maintenance investment in a high-demand rental area..

### A Welcoming Entrance

As you step inside, you'll immediately appreciate the thoughtful layout and modern features this home has to offer. The master bedroom, located conveniently to the right, is impressively spacious and includes a walk-in robe and a luxurious ensuite, creating a perfect private retreat.

### Functional and Stylish Bedrooms

Master Bedroom: Impressively large with a walk-in robe and spacious ensuite.

Second Bedroom: Features a built-in robe for ample storage.

Third Bedroom: Generously sized, ideal for a queen-size bed or an office space.

### Practical Main Bathroom

The main bathroom is designed for convenience and functionality, featuring a separate powder room and toilet, ensuring privacy and ease of use for family and guests.

### Heart of the Home

The open-plan kitchen, dining, and lounge area serve as the heart of the home.

The kitchen is a highlight, boasting:

Sleek stainless steel appliances

Ample cupboard space

Generous bench space

A layout that promotes interaction with family and guests

### Elegant Living Spaces

The elegant flooring throughout the home adds a touch of sophistication, while the ducted reverse cycle heating and cooling system ensures year-round comfort for you and your family.

### Outdoor Entertaining

Step outside to a well-sized yard, perfect for family gatherings and outdoor activities. The outdoor entertaining area is ideal for barbecues and social events, while the well-established gardens provide a beautiful and serene backdrop.

Additional features include:

A shed for extra storage

Plenty of space for children to play

### Secure and Convenient Parking

The carport offers secure undercover parking with a roller door entry, providing peace of mind and protection for your vehicle. Direct internal access from the carport to the home adds an extra layer of convenience.

### Prime Location

Situated on a quiet street in Elizabeth Park, this home is surrounded by modern properties and offers easy access to a range of amenities, including:

Nearby schools: Elizabeth Park Primary School, South Downs Primary School, Elizabeth East Primary School, Elizabeth North Primary School, Playford International College, and Kaurna Plains School.

Shops, parks, and playgrounds: Everything you need is just a short walk or drive away

#### Investment Potential

For investors, this property represents a fantastic opportunity in a high rental demand area. With its low-maintenance design and attractive features, it promises strong rental returns. A written rental assessment can be provided upon request.

#### Specifications:

CT: 6065/307

Council: Playford

Zoning: GN

Built: 2013

Land: 389m<sup>2</sup>

Frontage: 12m

Estimated rental \$480-\$530/week

#### Contact Information

Don't miss out on the chance to make this beautiful property your own. Contact Krish Gajera on 0425 132 642 today to arrange a viewing and experience the comfort, space, and convenience that 13A Kilsby Street, Elizabeth Park has to offer. Whether you're a first home buyer, a growing family, or an investor, this home is sure to meet your needs and exceed your expectations.

Proudly presented by team Krish gajera, eXp sa, the fastest growing real estate company in the world with 90,000 agents in 24 countries and growing daily.

Ar eXp we give you MORE. more service, more value, more team work and this is how we have become the # 1 agency in SA in 3 short years.

Thinking of selling your current property? make sure you call Krish Gajera if you want to save THOUSANDS in fees and put more money in your pocket.

If You Would like to Submit an Offer, Please Use this This link

<https://bit.ly/3r3UfDs>

If you would like to find out How Much Your House worth, Please click this link

<https://form.jotform.com/krishgajera/BookNow>

Krish Gajera: 0425 132 642

EXP Realty

RLA | 300 185/313 008

Act now and secure your future in this delightful and well-maintained home. Experience the best of Elizabeth Park living with this charming residence designed for modern comfort and convenience.

Disclaimer: The information contained in this website has been prepared by eXp Australia Pty Ltd ("the Company") and/or an agent of the Company. The Company has used its best efforts to verify, and ensure the accuracy of, the information contained herein. The Company accepts no responsibility or liability for any errors, inaccuracies, omissions, or mistakes present in this website. Prospective buyers are advised to conduct their own investigations and make the relevant enquiries required to verify the information contained in this website.