

**14 Bagot Road, Elizabeth South, SA 5112**

**House For Sale**

Tuesday, 25 June 2024



**14 Bagot Road, Elizabeth South, SA 5112**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 1040 m2**

**Type: House**



Mike Lao

0882811234



Brendon Ly

0447888444

**\$519,000 - \$569,000**

\*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://shorturl.at/i6pMq> 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 charming, solid brick home perfect for families, first-home buyers, and astute investors seeking a fantastic property with exceptional value. Nestled on a generous 1,040sqm block (approx.) with a captivating 39m frontage (approx.), this humble abode offers a fantastic opportunity to create lasting memories. For investors, the property is currently tenanted by the same family for the past 10 years returning \$350 per week until 18/03/2025. This presents a fantastic opportunity for investors seeking a reliable tenant with the potential for a rental increase to match current market demands. Step inside and be greeted by the open-plan lounge and dining room, perfect for relaxed family gatherings. Wall sconces add a touch of ambience, while air-conditioning ensures year-round comfort. The carpeted space seamlessly flows into the adjoining galley kitchen, ideal for creating culinary masterpieces. The practical kitchen boasts ample storage with overhead and under-bench cabinetry, providing plenty of room for all your cooking essentials. Equipped with an electric cooktop and oven, it's ideal for whipping up delicious meals for the whole family. A skylight floods the space with natural light, creating a cheerful and inviting atmosphere. The master bedroom offers a tranquil retreat, complete with air-conditioning and stylish timber look flooring. Bedrooms two and three feature built-in robes, perfect for keeping clutter at bay. The well-appointed bathroom boasts a vanity, bathtub, and a convenient step-in shower, catering to all needs. An additional separate toilet located off the laundry adds further functionality. Step outside and discover a haven for entertaining. The semi-enclosed outdoor entertaining area is perfect for hosting barbecues with friends and family. The expansive backyard provides endless possibilities - let the kids and pets roam free or indulge your green thumb with a flourishing garden. A double carport with rear access leads to a separate workshop, ideal for hobbyists and DIY enthusiasts. Caravan and boat owners will appreciate the secure parking with double gates offering easy access to the rear. Key features you'll love about this home: - 1,040sqm approx block with no easements - Solid brick construction - Security doors and roller shutters - Split system air-conditioning in the lounge/dining - Carport with rear access to separate garage This property enjoys an enviable location within walking distance of the local bus stop and Ridley Reserve, a haven for families with various sporting clubs. Multiple sought-after schools, including Elizabeth Grove Primary School, Elizabeth South Primary School, St Mary Magdalene's School, and Playford International College, are all conveniently close by. A short 3-minute drive takes you to the vibrant Elizabeth City Centre, buzzing with an array of shopping and dining options, a cinema, and an abundance of amenities. Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect! Year Built / 1966 (approx) Land Size / 1,040sqm (approx - sourced from Land Services SA) Frontage / 39m (approx) Zoning / HDN-Housing Diversity Neighbourhood Local Council / City of Playford Council Rates / \$1,729.50 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$102.15 pa (approx) Current Rental / Fixed lease of \$350 pw in place until 18/3/2025 Estimated Rental / \$480-\$520 pw Title / Torrens Title 5288/312 Easement(s) / Nil Encumbrance(s) / Nil Internal Living / 97.1sqm (approx) Total Building / 179.7sqm (approx) Construction / Solid Brick Gas / Not 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/KUwCjslf> 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.