

14 Northampton Crescent, Elizabeth East, SA 5112



House For Sale

Tuesday, 2 July 2024

14 Northampton Crescent, Elizabeth East, SA 5112

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 573 m2

Type: House



Brendon Ly

0447888444

\$379,000 - \$415,000

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/Be0b6> 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 a fantastic opportunity a generous 573sqm block for young families, first-home buyers, and astute investors! This maisonette is currently leased at \$295 per week until 20/08/2024, offering a seamless transition into the investment world or providing the perfect buffer while you plan your move. Step directly into the cosy and comfortable front lounge room. This space features a split-system air-conditioning unit for year-round climate control, Venetian blinds for privacy, and carpet flooring underfoot. The seamless transition into the open-plan kitchen and meals area creates an environment for relaxed entertaining. The eat-in kitchen is equipped with everything you need to whip up culinary delights. Ample bench space and storage are provided by the built-in pantry and laminate cabinetry with overhead cupboards. Electric cooking appliances and a single sink with mixer tap complete the picture, while beautiful pine floorboards add a touch of warmth. Three bedrooms run along one side of the floorplan. The master bedroom boasts a mirrored built-in robe and carpet flooring, while the two remaining bedrooms offer beautiful pine floorboards. Completing the layout is the bathroom and laundry neatly tucked away at the rear. The bathroom features a shower bath, a medicine cabinet, and a separate toilet for added convenience. Venture outside you'll be greeted by a large backyard, perfect for children's play dates, summer barbecues or for creating your own family-friendly haven. Ample off-street parking is available behind secure double gates. Two external sheds provide additional storage for all your gardening essentials and outdoor toys. Key features you'll love about this home: - Split-system air-conditioning in the front lounge room - Pine floorboards throughout kitchen/meals and two bedrooms - Carpet flooring in lounge and master bedroom - Two external sheds for additional storage - Spacious backyard with plenty of scope to create a private oasis Situated in close proximity to Jo Gapper Activity Park, Grenadier Road Reserve, and Playford Tennis Centre, this property appeals to families and those who appreciate outdoor amenities. Education is easily accessible with Elizabeth East Primary School and Pinnacle College nearby. For shopping convenience, Elizabeth City Centre and the local supermarket are just a short drive away. Easy access to Main North Road ensures a seamless 40-minute drive to the Adelaide CBD. Whether you're a young family seeking your first home, an investor looking for a secure addition to your portfolio, or simply someone who appreciates space, potential, and a convenience location, this maisonette has something to offer all. Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect! Year Built / 1960 (approx) Land Size / 573sqm (approx) Frontage / 10.64m (approx) Zoning / GN - General Neighbourhood Local Council / City of Playford Council Rates / \$1,496.75 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$82.50 pa (approx) Current Rental / Fixed lease of \$295pw until 20/08/2024 Estimated Rental / \$380-\$410pw Title / Torrens Title 5678/615 Easement(s) / Subject to party wall rights and service easements for sewerage purposes - See title Encumbrance(s) / Nil Internal Living / 75.7sqm (approx) Total Building / 91.9sqm (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/MqNqhyIf> 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.