

152 Goodman Road, Elizabeth South, SA 5112

House For Sale

Tuesday, 21 May 2024



152 Goodman Road, Elizabeth South, SA 5112

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 652 m2

Type: House



Mike Lao

0882811234



Tyson Bennett

0437161997

\$450,000 - \$480,000

*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=tR8TDJknCRY>To submit an offer, please copy and paste this link into your browser: [https://www.edgerealty.com.au/buying/make-an-offer/Mike Lao, Tyson Bennett and Edge Realty RLA256385](https://www.edgerealty.com.au/buying/make-an-offer/Mike%20Lao,%20Tyson%20Bennett%20and%20Edge%20Realty%20RLA256385) are proud to present to the market this spacious maisonette offering the perfect blend of comfort and convenience nestled on a corner block opposite the picturesque Willison Reserve. Boasting multiple living spaces, two kitchens, and three bedrooms, this solid brick construction will delight families, first home buyers, and investors alike. Step into the inviting front lounge room, where classic pine floorboards exude warmth and character, creating the perfect ambiance for cozy family evenings or entertaining guests. The open-plan kitchen and meals area, situated at the heart of the home comes equipped with easy-care vinyl flooring, electric appliances, and sleek laminate benchtops. The home's expansive 9.4mx7m rumpus room offers endless possibilities, whether you're seeking a second living area, a home office, or a play space for the kids. Complete with a second kitchen area, air-conditioning, and sliding doors leading to the outdoor verandah, it seamlessly blends indoor and outdoor living and is sure to inspire culinary creativity and shared memories for years to come. Discover three bedrooms thoughtfully positioned along one side of the floorplan, two of these bedrooms feature built-in robes, providing ample storage space for your wardrobe essentials. The centrally located bathroom features a step-in shower, vanity, and a separate toilet conveniently located off the laundry area. Outside, the rear yard provides plenty of space for the kids to play and plenty of potential to create your own outdoor oasis. Imagine summer barbecues under the verandah or relaxing evenings spent under the stars. Key features you'll love about this home: - Solid brick construction - Three bedrooms, two living areas and two kitchens - Air-conditioning in the rumpus and bedroom 2 - Classic pine floorboards in the front lounge and all 3 bedrooms - Rear verandah that can be utilised as undercover parking - Rainwater tank - Instant gas hot water Whether this is your first or forever home, you are sure to appreciate the central location. The kids can walk to Willison Reserve and you are moments from the local bus stop. The Elizabeth City Centre is only a 3 minute drive away with many shopping and dining options. For families, you can walk to the Elizabeth South Primary School while Pinnacle College and Playford International are within easy reach. For those travelling to the city for work, you are 40 minutes away and with Semaphore Beach just 30 minutes by car, weekends can be spent soaking up the sunshine. Call Mike Lao on 0410 390 250 or Tyson Bennett on 0437 161 997 to inspect! Year Built / 1961 (approx) Land Size / 652sqm (approx) Frontage / Irregular Zoning / EN - Established 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) Estimated Rental / \$400-\$440 pw Title / Torrens Title 6067/590 Easement(s) / For sewerage purposes and subject to party wall rights - See title Encumbrance(s) / Nil Internal Living / 114sqm (approx) Total Building / 175.1sqm (approx) Construction / Solid Brick Gas / Connected Sewerage / Mains For additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/C3BpYelf> 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.