

**18 Innes Street, Elizabeth Park, SA, 5113**

**Bofo**

**House For Sale**

Saturday, 10 August 2024

18 Innes Street, Elizabeth Park, SA, 5113

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## Contemporary Low-Maintenance Home in Elizabeth Park!

Discover the perfect blend of modern comfort and timeless appeal in this delightful Elizabeth Park home, an ideal choice for first-time buyers, downsizers, or savvy investors. Located in an ideal neighbourhood, this property boasts an open-plan design, ensuring seamless, easy flow between living spaces.

Step inside to find neutral tiled flooring that stretches throughout the home, enhancing its spacious and airy feel. The modern features and neutral colour palette create a welcoming and versatile environment. The heart of the home is the open-plan living and dining room with a split system reverse cycle air-conditioner in the lounge that keeps you cool in summer and cozy in winter, providing year-round comfort, making it perfect for family gatherings or entertaining friends.

With three generously sized bedrooms, a two-way bathroom featuring a powder room, and a separate laundry, this home offers both functionality and style. Completing the practical floor plan is the secure single garage, which adds an extra layer of convenience, making this low-maintenance property a must-have.

Make your move to Elizabeth Park and enjoy a home that combines modern, contemporary living with practical design. Whether you're starting your homeownership journey or looking for a solid investment, this property ticks all the boxes.

Features that make this home special:

- Master bedroom with built-in robe and direct access to the bathroom
- Bedrooms two and three of good size, bedroom two with built-in robe
- Open-plan and spacious living and dining room with split-system reverse cycle air-conditioner
- Neutral two-way bathroom with bathtub, shower, powder room, and separate toilet
- Timeless kitchen with gas cooktop and ample cupboard space
- Linen cupboard in passage
- Spacious laundry with direct external access
- Paved rear yard, an ideal spot to get some sunshine and enjoy your morning coffee
- Rainwater tank
- Single garage with roller door

Perfectly positioned, Elizabeth Park, offers an ideal blend of convenience and leisure. A quick drive brings you to the bustling hub of Elizabeth Shopping Centre, providing access to a plethora of shopping and entertainment options. Seamless connectivity is ensured with nearby public transport options, while a range of schools and parks add to the community's appeal. Sports enthusiasts will appreciate the proximity to the Elizabeth Park Tennis Precinct, contributing to a well-rounded and vibrant lifestyle for residents. Enjoy the best of suburban living with easy access to amenities and recreational facilities in the heart of Elizabeth Park.

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The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.

RLA 313174