

**2 Salway Street, Elizabeth Park, SA 5113**

**House For Sale**

Thursday, 4 April 2024



2 Salway Street, Elizabeth Park, SA 5113

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 680 m2**

**Type: House**



Mike Lao

0882811234



Brendon Ly

0447888444

**\$499,000 - \$548,000**

\*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=G7X37VWUdXx>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) are proud to present to the market 2 Salway Street, beautifully set on a 680sqm approx corner block with well-presented living space, perfectly-suited for large families seeking the idyllic suburban lifestyle.Fully-fenced with a dual gated access on either side, the property is secure and private and will suit those who appreciate their own space and peace. A graceful front garden greets you with gorgeous greenery, while the classic exterior provides a warm welcome home.Within, the spacious floorplan provides 5 generously-sized bedrooms, 4 of which feature built-in robes for storage without impeding on space. There are two bathrooms to accommodate busy families, the main bathroom is complete with modern fittings, including floor to ceiling tiling and a glass-panelled shower with a rainfall showerhead.Step into the spacious open-plan kitchen, dining and family room, a space with gorgeous natural light and plentiful room to accommodate your choice of furniture and the layout to best suit your lifestyle.Contemporary fittings are a theme throughout this home and the kitchen is no exception, coming equipped with a 900mm ceramic hotplate cooktop, electric oven, double-basin sink and butcher block wooden benchtops.Outside, the backyard has real room to move and play with the family and could be the perfect blank slate to create your dream outdoor entertaining haven or you might even choose to add a pool or sub divide (STCA), the choice is all yours.The double carport has ample undercover space for two vehicles, and connects to the enclosed verandah, which provides bountiful storage and a great workshop space for your next home project.Key features you'll love about this home:- Fully-fenced block with side access and space for your caravan or boat- 5 well-sized bedrooms, 4 with built-in wardrobes and 2 bathrooms- An attached 3.6x11.2m carport with drive-through access to the rear- Ducted evaporative air-conditioning in the living areas and 3 bedrooms- Wall air-conditioning units in 3 bedrooms- Plenty of outdoor space to host guests, create vibrant gardens or subdivide (STCA)- A generous 680sqm easement-free block with scope to add your own touchesIn addition to all these amazing features, this property boasts an unbeatable location, with Jubilee Park, Dwight Reserve and Eastern Park Football Club well within walking distance. For families, Elizabeth Park Primary School, St Thomas More School and Pinnacle College are close by. Craigmore Village provides nearby shopping convenience with further retail and entertainment at Elizabeth City Centre. Those looking to commute will enjoy easy access to the Main North Road and can be in the Adelaide CBD within 40 minutes.Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect!Year Built / 1971 (approx)Land Size / 680sqm (approx - sourced from Land Services SA)Frontage / 18m (approx)Zoning / GN-General NeighbourhoodLocal Council / City of PlayfordCouncil Rates / \$1,729.50 pa (approx)Water Rates (excluding Usage) / \$614.80 pa (approx)Es Levy / \$102.15 pa (approx)Estimated Rental / \$500-\$550pwTitle / Torrens Title 5548/158Easement(s) / NilEncumbrance(s) / NilInternal Living / 117.5sqm (approx)Total Building / 285.5sqm (approx)Construction / Brick VeneerGas / Not Connected Sewerage / Mains For additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/4RoC87>If 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.