

22 Knighton Road, Elizabeth North, SA 5113

House For Sale

Wednesday, 19 June 2024



22 Knighton Road, Elizabeth North, SA 5113

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 616 m2

Type: House



Mike Lao

0882811234



Brendon Ly

0447888444

\$460,000

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=XuvoiomnEQk> 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 fantastic opportunity ideal for first home buyers, families, or savvy investors. This move-in ready maisonette set on a 616sqm block offers a fantastic blend of style, functionality, and potential. The neutral colour scheme provides a blank canvas for you to add your personal touch, making it easy to create your next family home. Step inside and be wowed by the spacious open plan living area. Crisp white walls and timber look floating floors create a bright and airy feel, while roller shutters ensure privacy and year-round comfort. The open plan kitchen features electric appliances, laminate cabinets for ample storage, and a raised breakfast bar - perfect for casual meals or entertaining guests. This well-designed maisonette offers functionality too. Three bedrooms, all with built-in robes, provide comfortable accommodation for families or young professionals. The bathroom features a combined shower bath and separate toilet for added convenience. The laundry, conveniently located at the rear with external access, makes household chores a breeze. Outdoors, the large backyard is your blank canvas - perfect for creating the ultimate entertaining space, a lush family haven, or your own veggie patch! The double carport provides secure parking, while the real showstopper is the separate, air-conditioned workshop. Imagine the possibilities - a dedicated space for hobbies, a home gym, or even a teenagers' retreat! Key features you'll love about this home: - Low-maintenance open plan living - Three bedrooms, all with built-in robes - Double carport with rear access - Workshop with power, concrete flooring and air-conditioning - Security doors and roller shutters Everything you could ever need is perfectly positioned only moments from this comfortable abode. You'll have Womma station and the Elizabeth Grove Soccer Club around the corner, along with bus links, making it so easy to get where you need to be. There are plenty of parks and schools for the kids including Elizabeth North Primary School and Preschool and Playford College and the picturesque Argana and Fremont Parks. You're also close to the Elizabeth City Centre and Munno Para Shopping City for all your shopping and dining needs. Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect! Year Built / 1960 (approx) Land Size / 616sqm (approx - sourced from Land Services SA) Frontage / 10m (approx) Zoning / GN-General Neighbourhood Local Council / City of Playford Council Rates / \$1,532.55 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$85.50 pa (approx) Estimated Rental / \$400-\$440pw Title / Torrens Title 5687/6 Easement(s) / Subject to party wall rights - See title Encumbrance(s) / Nil Internal Living / 74sqm (approx) Total Building / 177.5sqm (approx) Construction / Brick Veneer 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/gUBpzBI> 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.