

**23 Judd Road, Elizabeth, SA, 5112**



**House For Sale**

Wednesday, 14 August 2024

23 Judd Road, Elizabeth, SA, 5112

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**

## Endless Possibilities on a 750sqm Canvas!

\*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=rVkvBDqvHMH>

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 are proud to present to the market this spacious family home sitting on a generous 750sqm approx allotment, offering endless possibilities for families and savvy investors. Feel secure with front roller shutters and security doors. Keep water bills low and stay environmentally conscious with a 5000L rainwater tank and 21 solar panels with a Huawei inverter.

Step inside and be greeted by the light filled lounge room, equipped with ducted evaporative cooling, a Rinnai gas wall unit, and the versatility of a Fujitsu split system reverse cycle air conditioner, you'll always find your ideal temperature. The combination of manual roller shutters, sheer and blackout curtains, and batten lighting create a tranquil ambiance for movie nights.

The kitchen effortlessly integrates with the meals area, boasting a practical built-in pantry, Simpson electric cooktop and fan-forced oven, separate grill and a combination of wood cabinetry and laminate benchtops. The functional island bench provides extra preparation space as well. Completing this space is ducted evaporative cooling, sheer curtains, roller blinds and easy-care vinyl flooring.

The home offers three spacious bedrooms, each with its own unique charm. The master bedroom comes complete with ducted cooling, roller shutters, vertical blinds, carpet flooring and ample space for a wardrobe. The remaining bedrooms are well-sized and come with ducted cooling, ready for the family to customise their space. The shared bathroom features a single vanity, a relaxing soaking tub, and a separate toilet for added convenience. Laundry days are a breeze with a trough and convenient external access door.

Step outside to discover a backyard oasis that offers endless possibilities. Car enthusiasts will delight in the double-length carport provides ample shelter for your vehicles, while the drive-through access leads to a spacious garage, perfect for storing your belongings. A large workshop, equipped with power and lighting, is a hobbyist's dream, offering ample space for DIY projects or creative pursuits. The expansive flat roof verandah, complete with concrete floors and lighting, is an idyllic spot for outdoor entertaining and relaxation. The landscaped garden, adorned with a mandarin tree and orange tree, plus two shade houses, makes this property perfect for the green thumb.

Key features you'll love about this home:

- 750sqm approx allotment
- Solid brick construction
- Bonaire Navigator ducted evaporative air conditioning
- Secure double length carport with manual roller door and rear single garage
- 21 solar panels with a Huawei inverter
- 5000L rainwater tank with tap outlet (approx - as advised by vendor)

Enjoy the convenience of facilities in Elizabeth. Located only a short distance away are Ridley Reserve, Clifton Gardens and Playground, and Playford Gardens for outdoor recreation. Shopping needs are covered with Elizabeth City Centre, Elizabeth South Supermarket, and Parks Shopping Centre a quick drive away. Families will appreciate the proximity to education options such as Playford International College, Elizabeth Grove Junior Primary School, and Sir Thomas Playford Kindergarten.

Call Mike Lao on 0410 390 250 or Tyson Bennett on 0437 161 997 to inspect!

Year Built / 1957 (approx)

Land Size / 750sqm (approx - sourced from Land Services SA)

Frontage / 21.34m (approx)

Zoning / GN - General Neighbourhood

Local Council / City of Playford

Council Rates / \$1,922.05 pa (approx)

Water Rates (excluding Usage) / \$662.20 pa (approx)

Es Levy / \$114.40 pa (approx)

Estimated Rental / \$400 - \$440pw

Title / Torrens Title 5238/142

Easement(s) / Subject to Service Easement(s) Over the Land Marked A for Sewerage Purposes - See Title

Encumbrance(s) / Nil

Internal Living / 91.3sqm (approx)

Total Building / 307.5sqm (approx)

Construction / Solid Brick

Gas / Gas Bottle

Sewerage / Mains

For additional property information such as the Certificate Title, please copy and paste this link into your browser:

<https://vltre.co/2VCwfq>

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 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.