

**2A Penfold Rd, Elizabeth South, SA, 5112**



**House For Sale**

Tuesday, 15 October 2024

2A Penfold Rd, Elizabeth South, SA, 5112

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Corey Voss

0412262180

## Prime Location on Penfold

It is with great pleasure that LJ Hooker Craigmore | Elizabeth | Salisbury and Bradley Clarke present this unique opportunity to the public, with the utmost intention to give each and every buyer the best opportunity to secure the home.

Built in 2019, this beautiful home is both modern and tasteful, suited to buyers from all walks of life. The modest facade presents 2 off street parking spaces, one garaged. As you enter the home, a sweeping hallway takes you right through to the open plan living, with bedrooms and wet areas stemming off the hallway as you go.

A delightful array of colour selections ensure that the home is both timeless and well presented. Storage is not a problem, with convenient and unexpected storage ideas dotted throughout the home. The kitchen overlooks the dining and open plan living, fully equipped with stainless steel appliances and well finished cabinetry.

To the rear of the home you'll find a spacious alfresco area, built under the main roof, which really adds to the open plan design. Location is a delight, with the Elizabeth City Centre close by, and access to the Salisbury Highway and Northern Connector not far either.

### Location highlights:

- Convenient access to the Northern Connector, taking only 40 minutes to arrive in the city
- A leisurely stroll to the magnificent Ridley Reserve
- Around the corner from local schools for easy morning commutes
- Close to your local Coles and Woolworths for all your daily essentials, while local eateries and takeaway shops are dotted throughout the area
- A quick 2-minutes to Elizabeth City Centre for all your major brand name shopping outlets, cafes and entertainment options

Please note property is currently tenanted on a periodic lease.

### Specifications:

CT 5256 / 56

Council / Playford

Zoning / GN

Built / 2019

Land / 305m<sup>2</sup> (approx)

Council Rates / TBA

Emergency Services Levy / TBA

SA Water / \$153.70pq (approx)

Estimated rental assessment: \$490 - \$520 p/w (Written rental assessment can be provided upon request)

Nearby Schools / Playford International College, Kaurna Plains school, Elizabeth South Primary School

If you have any questions not covered in this outlay, please do not hesitate to contact Bradley on 0422 070 240.

### Disclaimer:

We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.

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