

31 Sedgemoor Road, Elizabeth North, SA, 5113



House For Sale

Wednesday, 14 August 2024

31 Sedgemoor Road, Elizabeth North, SA, 5113

Bedrooms: 5

Bathrooms: 1

Parkings: 2

Type: House



Dominic Cirillo

0419484131

5 BEDROOM HOME SET ON HUGE 957M2 ALLOTMENT!

CURRENTLY LEASED WITH 5 TENANTS, 3 @ AT \$180 PER WEEK & 2 @ \$175 PER WEEK UNDER "ROOMING HOUSE AGREEMENT" (all tenants on 12 month agreements)

Calling all property investors and/or property redevelopers. Huge potential on a huge 957m2 allotment. Money making, property investment for your future.

To make an offer on this property please use the link below;

https://docs.google.com/forms/d/e/1FAIpQLSerOPr4vc6amTQk6yzVER_Y91e-f9bG7cvhbtshoknHsbRvOA/viewform?usp=sf_link

Features Include;

- * L-shape lounge & dine
- * Large kitchen with meals area
- * 5 bedrooms
- * Separate study/studio room
- * Reverse cycle wall split air conditioning unit
- * Modern (2023) electric storage unit hot water service
- * 5kw solar power home system
- * Rear verandah area
- * Currently leased with 4 separate tenants each paying \$180 per week under "rooming house agreement" system
- * Massive 957m2 allotment with 25.9m frontage x 45m depth, no easements
- * Unlimited future land sub-division potential for 3/4 new dwellings (STCC)
- * Set in the central Elizabeth North location... that has experienced a solid 20% growth in value
- * Get in quick... make money not excuses

Disclaimer - Photos prior to tenancy