

34 Trafalgar Drive, Elizabeth Park, SA 5113

House For Sale

Monday, 8 July 2024



34 Trafalgar Drive, Elizabeth Park, SA 5113

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 311 m2

Type: House



Mike Lao

0882811234



Brendon Ly

0447888444

\$449,000 - \$489,000

*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=VsrWF7jT7dB>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 stunning modern build boasting a perfect blend of style, functionality, and low-maintenance living. Step inside and be greeted by a neutral colour scheme that creates a fresh and contemporary feel throughout. Secured by the community's electric gate, this home offers complete peace of mind, while the lock up garage provides sheltered parking or additional storage space.The open plan family area is a dream come true offering a perfect canvas for your personal touch, with ample space to spread out and relax. Mitsubishi Split System Air Conditioning and a ceiling fan ensure year-round comfort, while large windows and a sliding door to the backyard create a seamless flow of natural light and a connection to the outdoors.The heart of the home is undoubtedly the open plan kitchen, which seamlessly overlooks the family and meals area. Here, you'll find everything you need to whip up culinary delights. A built-in pantry offers ample storage, while an electric oven and cooktop provide the tools you need to unleash your inner chef. The dishwasher and 1.5 sink with a 3 way PuraTap mixer tap adds convenience. The combination of laminate cabinetry, vinyl wrap overhead cupboards, laminate benchtops, and an island bench creates a sleek and stylish space. A tile splashback adds a touch of modern elegance, completing the picture perfectly.The home offers three comfortable bedrooms, all with roller blinds and timber-look easy-care vinyl flooring, bedroom two boasts a ceiling fan for added comfort. The master bedroom provides a luxurious retreat featuring a walk-in robe, a Fujitsu split system air-conditioner, and three piece en-suite. The main bathroom features a step-in shower with a detachable showerhead, a relaxing bath, single vanity, and a separate toilet for added convenience. The laundry boasts overhead cupboards, a trough, and an external access door.Stepping outside, you'll discover a low-maintenance haven ideal for relaxation or entertaining. Artificial turf eliminates the need for weekend mowing, while a paved area provides the perfect spot for alfresco dining. A fold-down clothesline adds another touch of convenience.Key features you'll love about this home:-?Split system air conditioning in the master bedroom and family-?Ceiling fans in open plan living and two bedrooms-?Easy-care timber-look vinyl flooring throughout-?Low-maintenance backyard with artificial turf-?Rainwater tank with an electric pump-?Gated community living-?Security doors with privacy screen-?Secure single garage with an automatic roller door and internal accessThe perfect location for families, this property is close to a range of schools, including Elizabeth Park Primary School, Tappara Primary School, Playford College, and St Thomas More School. Enjoy endless green space at Fremont Park, Davey Reserve, Parkview Reserve, and Jubilee Park, all just moments away. Plus, you'll have all your shopping needs met at Parks Shopping Centre and Elizabeth City Centre.Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect!Year Built / 2009 (approx)Land Size / 311sqm (approx - sourced from Land Services SA)Frontage / 5.10m (approx)Zoning / GN - General NeighbourhoodLocal Council / City of PlayfordCouncil Rates / \$1,988.00 pa (approx)Water Rates (excluding Usage) / \$614.80 pa (approx)Es Levy / \$123.30 pa (approx)Estimated Rental / \$490-\$530pwTitle / Community Plan 6000/870Community Rates / \$460 pa (approx)Easement(s) / NilEncumbrance(s) / NilInternal Living / 118.8sqm (approx)Total Building / 120.6sqm (approx)Construction / Brick Veneer Gas / ConnectedSewerage / MainsFor additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/Aowv2zlf> 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.