

**4 Hawk Street, Elizabeth Park, SA 5113**



**House For Sale**

Wednesday, 19 June 2024

4 Hawk Street, Elizabeth Park, SA 5113

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 870 m2**

**Type: House**



Tyson Bennett  
0437161997



Mike Lao  
0882811234

**\$579,000 - \$636,000**

\*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=yYeN9ewPQpe>To submit an offer, please copy and paste this link into your browser: [https://www.edgerealty.com.au/buying/make-an-offer/Tyson Bennett, Mike Lao and Edge Realty RLA256385](https://www.edgerealty.com.au/buying/make-an-offer/Tyson%20Bennett,%20Mike%20Lao) are proud to present to the market this exceptional property, ideal for families, first home buyers, or astute investors. This spacious 5-bedroom home sits on a generous 870sqm block, offering ample room for the whole family to spread out and thrive. The newly painted facade and landscaped gardens create a warm welcome, while the full fencing and security doors provides peace of mind and privacy.Step inside and be greeted by a light-filled haven. The spacious lounge room invites relaxation with split-system air-conditioning for year-round comfort. Ornamental fireplaces and archways add a touch of character, and sliding doors via the study nook seamlessly connect you to the rear pergola, perfect for effortless indoor-outdoor living.The heart of the home is the open-plan kitchen and meals area. The modern electric cooktop and oven, paired with a dishwasher, make meal prep a breeze. A large built-in pantry and ample cupboard space ensure everything has its place, while laminate benchtops provide a sleek and stylish finish. A separate granite stone breakfast bar creates a casual dining area, ideal for quick bites or catching up over coffee. And for more formal occasions, the separate dining room beckons, featuring sliding doors that open to the pergola, extending your entertaining possibilities.Offering ultimate comfort and convenience are the five spacious bedrooms. The master bedroom and bedroom two boast convenient access to the outdoors via glass sliding doors, perfect for enjoying a morning coffee on the patio. Two bathrooms cater to the needs of busy households, while the laundry room, complete with built-in cupboards, a trough, and external access, adds to the functionality of this fantastic home.Step outside and discover your own private paradise. The large pergola provides the perfect space for alfresco dining and entertaining. Aspiring green thumbs will delight in the established vegetable garden, while the separate workshop and shed offer endless possibilities for hobbies or additional storage.Key features you'll love about this home:- Five bedrooms, two bathrooms and multiple living areas- Security doors, automatic sensor lights and fully fenced block- Lounge with reverse cycle air-conditioning and an ornamental fireplace- Carport with rear access- Separate workshop and shedThis fantastic property is situated in a sought-after pocket, offering the perfect blend of peace and convenience. Imagine spending lazy afternoons picnicking at picturesque Fremont Park or exploring the natural beauty of Adams Creek, both just a short stroll away. When it comes to shopping, you're spoilt for choice with Elizabeth City Centre and Parks Shopping Centre within easy reach. For families, schools like Elizabeth Park Primary, Playford College, and Pinnacle College all within close proximity. Call Tyson Bennett on 0437 161 997 or Mike Lao on 0410 390 250 to inspect!Year Built / 1960 (approx)Land Size / 870sqm (approx - sourced from Land Services SA)Frontage / 30.48m (approx)Zoning / GN-General NeighbourhoodLocal Council / City of PlayfordCouncil Rates / \$1,729.50 pa (approx)Water Rates (excluding Usage) / \$614.80 pa (approx)Es Levy / \$102.15 pa (approx)Estimated Rental / \$550-\$600pwCurrent Rental / Fixed lease of \$500 pw until 15/8/24Title / Torrens Title 5288/215Easement(s) / Subject to service easement for sewerage - See titleEncumbrance(s) / Nil Internal Living / 160.5sqm (approx)Total Building / 231.7sqm (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/6gs5S2>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.