

42 Derrick Road, Elizabeth East, SA 5112



House For Sale

Monday, 1 July 2024

42 Derrick Road, Elizabeth East, SA 5112

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 747 m2

Type: House



Brendon Ly

0447888444

\$469,000 - \$509,000

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://shorturl.at/NwkaR> 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 an exceptional opportunity for young families, first home buyers, and astute investors! This charming, light-filled family home stands proud on a spacious 747sqm approx block, offering ample room for families to grow. Currently tenanted by a fantastic tenant on a lease until 25/4/2024 at \$352 per week, this property guarantees immediate returns with minimal effort. Arriving at the address, you'll be greeted by lush lawn framed by a garden bed, creating a welcoming first impression. A convenient ramp leads you to the front porch, ensuring accessibility for everyone. Step into a haven of comfort with the spacious front lounge room, the perfect place to unwind after a long day. Featuring a gas heater for cozy winter nights and air-conditioning for those hot summer days, you'll be comfortable year-round. Plush carpet flooring adds a touch of warmth, while a feature wall creates a stylish focal point. The open plan kitchen and dining area is the heart of this home, ideal for family meals and entertaining. The updated kitchen boasts a large built-in pantry, providing ample storage for all your kitchen essentials. Unleash your inner chef with a modern gas cooktop and oven, perfect for whipping up delicious meals. Sleek 2PAC cabinetry with soft-close drawers ensures a touch of sophistication, while laminate benchtops with a breakfast bar create a space perfect for casual meals or catching up with loved ones. This home offers three spacious bedrooms, each equipped with built-in robes, venetian blinds, and plush carpet flooring for ultimate comfort. Rest assured everyone will have their own space to relax and unwind. The main bathroom features a bathtub, shower, toilet, and vanity. A second toilet is located conveniently off the laundry room, which also offers external access for added functionality. Outside, a double-length carport with rear access provides secure parking, while the large backyard offers endless possibilities for entertaining guests, creating a veggie patch, or simply letting the kids run wild. An external shed provides additional storage for gardening equipment or outdoor toys. Key features you'll love about this home: - Air-conditioning and gas heater in the lounge - All bedrooms with built-in robes - Central bathroom with second toilet off the laundry - Updated kitchen with gas cooking - Double carport with rear access - Instant gas hot water and gas heater replaced (2020) - Security doors This fantastic property offers the best of both worlds - a peaceful haven and convenient access to everything the residents could need. Take a leisurely stroll to Jo Gapper Park, complete with playground and dog park, for some family fun. Schools like Elizabeth East Primary School and Pinnacle College are within easy reach, while shopping is a breeze with Saints Shopping Centre, Elizabeth City Centre, and Elizabeth Vale IGA all nearby. Top it all off with a quick 4-minute drive to Lyell McEwin Hospital and less than 40 minutes to the Adelaide CBD. Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect! Year Built / 1974 (approx) Land Size / 747sqm (approx) Frontage / 20.11m (approx) Zoning / GN-General Neighbourhood Local Council / City of Playford Council Rates / \$1,720.55 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$101.40 pa (approx) Current Rental / \$352 pw until 25/4/2024 Estimated Rental / \$460-\$500pw Title / Torrens Title 5576/292 Easement(s) / Subject to service easement for sewerage - See title Encumbrance(s) / Nil Internal Living / 76sqm (approx) Total Building / 139.4sqm (approx) Construction / Brick Veneer Gas / 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/TFYZiclf> 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.