

# 6 Waytown Street, Elizabeth Park, SA 5113

ALL ADELAIDE

## House For Sale

Wednesday, 19 June 2024

6 Waytown Street, Elizabeth Park, SA 5113

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 640 m2

Type: House



Deep Solanki  
0426697852



Ahmad Samandaryan  
0420858909

## **Auction On Site: Saturday 6th July at 5:00pm USP**

Perfectly positioned in a low traffic street, nestled on a generous 640m<sup>2</sup> allotment, this exciting solid brick residence offers a fabulous opportunity for younger families wishing to live on larger allotments. There is plenty of space for the kids to run play in a large lawn covered backyard and ample room for secure vehicle parking behind lock-up gates to the street. The home features 3 spacious bedrooms and generous living areas across a traditional design where crisp floating floors and fresh neutral tones offer an appealing ambience for your daily relaxation. A bright living room with split system air-conditioner provides a comfortable space to watch the telly, while an adjacent family/meals area provides a valuable social hub, perfect for the daily meals and casual recreation. Natural light gently infuses through a wide window overlooking the rear yard. Cook in style in comfort with fresh white cabinetry, freestanding electric stove, double sink, crisp modern bench tops and plenty of cupboard space. All 3 bedrooms are well portioned, all offering fresh floating floors. A bright main bathroom features rail shower, wide vanity and frameless shower screen, while a separate toilet and traditional laundry complete the interior. A wide rear verandah provides a great spot for your alfresco entertaining while a single drive-through carport with lock up gates to the streets offers sheltered accommodation family car. Packed with potential and ready to enjoy, this exciting new offering presents a fabulous lifestyle option for the younger growing family. Briefly: \* Solid brick home on generous 640m<sup>2</sup> allotment \* Crisp floating floors, fresh neutral tones and ample natural light \* Generous living room with split system air-conditioner \* Spacious family/meals with windows overlooking the backyard \* Kitchen offering fresh white cabinetry, freestanding electric stove, double sink, crisp modern bench tops and plenty of cupboard space \* 3 spacious bedrooms, all with floating floors \* Bright main bathroom with rail shower and frameless shower screen \* Separate toilet and traditional laundry with exterior access \* Wide rear verandah for alfresco entertaining \* Single drive-through carport \* Secure lock-up gates to the street \* Garden shed \* Ducted air-conditioning

Perfectly located on a quiet, family friendly street within easy reach of all resources. Public transport is a short walk to either Turner Drive or Yorktown Road. Munno Para Shopping Centre is close by for a full shopping expedition, while Drakes Foodland & Craigmore Village are both nearby for your daily requirements. Jubilee Park & Dwight Reserve are both just a short walk away providing community open areas for your exercise and recreation. Local sporting and community spaces include Aranga Park with football, netball, rugby and soccer. Local schools include Elizabeth Downs Primary and South Downs Primary, Elizabeth North School and Pre-school, Mark Oliphant College and St Colombia College. All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. The vendor's statement (Form 1) will be made available at 193 North East Road Hampstead Gardens for 3 consecutive business days prior to the Auction as well as at the premises on the day 30 minutes prior to the Auction.