

75 Collingbourne Drive, Elizabeth Vale, SA, 5112



House For Sale

Wednesday, 14 August 2024

75 Collingbourne Drive, Elizabeth Vale, SA, 5112

Bedrooms: 5

Bathrooms: 1

Parkings: 3

Type: House



Adam Janda
0882811000



Michael Janda
0882811000

QUALITY FAMILY HOME WITH ALL THE BELLS AND WHISTLES!

Online Auction via Openn Negotiation (flexible conditions online auction). The Openn Negotiation has commenced and the property can sell at any time. Contact Adam or Michael Janda immediately to become qualified and avoid disappointment. Open to all buyers, including finance, subject to seller approval. Register online at openn.com.au

Welcome to 75 Collingbourne Drive, Elizabeth Vale - a remarkable 1988 built residence that promises a lifestyle of comfort, space, and versatility. This substantial home, situated on an approximately 710m² corner block, offers a unique blend of modern updates and functional living, making it the perfect haven for families or those seeking extra space.

This impressive home boasts a spacious, thoughtfully designed floor plan that maximizes internal living space, ideal for those seeking comfort and functionality. Upon entry, guests are welcomed into a spacious lounge and dining area that seamlessly flows into a generously sized family room. Four of the five bedrooms are situated along the right side of the home, while the fifth bedroom is exceptionally large, equivalent to the size of two combined. All bedrooms feature ceiling fans, and all except the second bedroom have floor-to-ceiling built-in robes.

The beautifully updated bathroom is fully tiled from floor to ceiling, offering both a shower and a bath. Its dual access from the main hallway and the master bedroom enhances convenience, making it perfect for those who appreciate the ease of an ensuite. Towards the back of the home, the immaculate kitchen overlooks the meals area, creating an ideal space for the home chef, complete with a walk-in pantry and ample cupboard space. An enclosed sunroom with a sauna provides an additional living area, perfect for year-round enjoyment. Climate control is efficiently managed with ducted evaporative cooling and several split-system air conditioners, ensuring comfort throughout the year. Additionally, 30 solar panels and a 5kWh battery have been installed to help reduce rising electricity costs.

Outside, the home offers an expansive outdoor setting, enhanced by the advantage of corner block access. A double carport on the side, secured by an electric roller door, provides ample parking, with additional space for a trailer or a third vehicle. A shed with sliding doors has been converted into a workshop, previously used for a home business, but can easily be reverted back to a large shed for car enthusiasts. The rear verandah and pergola create the perfect spot for enjoying a morning coffee outdoors.

What we love about the home:

- Enormous floor-plan with several living areas, perfect for the growing family!
- Roller shutters on a number of the windows!
- Fifth bedroom offering the size of two bedrooms combined!
- Dual access to the main bathroom!
- Two separate toilets for family convenience!
- Amazing shed with workshop & mezzanine storage!
- Perfect location situated near Main North Road, Elizabeth Shopping Centre & Lyell McEwin Hospital.

Whilst being an impressive dwelling, the home is conveniently located near all local facilities and amenities. Being located right by Main North Road provides occupants direct access further up North to the Gawler Region or towards the Adelaide CBD. Major shopping is catered for by the nearby Elizabeth Shopping Centre, with the Saints Road Shops & Munno Para Shopping Centre being a short drive away. Schooling options include Elizabeth Vale Primary, Salisbury Park Primary, Salisbury Heights Primary & Playford International College. Those needing to be near medical clinics will appreciate being within a hop, skip and jump away from the Lyell McEwin Hospital. Additional specialist clinics are nearby, with the area expected to develop over the coming years, providing more amenities within a stone's throw away!

This home has been well-loved by the current owners and is awaiting its next chapter in life. Get in quick as opportunities as pristine and as large as this are very rarely are offered on the market!

Due to the nature of the method of sale and our vendors instructions, no price guides will be provided. Please speak to one of our agents for a comparative market analysis that will contain all recent sales in the area. All bidding can be viewed online across the campaign via the Openn Negotiation platform.

Land // 710sqm (Approx)

Year Built // 1988

Council // City of Playford

Zoning // General Neighbourhood

Council Rates // \$2457.75 per annum

Water Rates // \$198.34 per quarter

Rental Estimate // \$650 to 700 per week

Rental Appraisal // A written rental appraisal can be provided upon request.