

77 Campbell Road, Elizabeth Downs, SA, 5113



House For Sale

Wednesday, 14 August 2024

77 Campbell Road, Elizabeth Downs, SA, 5113

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Jaya Prageeth



Rentals
0430140905

Potential Packed on Large 830m² Corner Block!

Perfectly positioned in a great location, within easy reach of local reserves, shopping and public transport, this exciting new release presents a unique opportunity for younger homebuyers wishing to mortgage proof their real estate investment with a large 830m² allotment, or a wise acquisition for both developers keen to explore the sub divisional potential and investors looking for long-term success.

The home presents in good maintenance and condition and offers 3 spacious bedrooms and 2 separate living areas across a surprisingly spacious traditional design. There is so much space for the kids to run and play across the large corner allotment and plenty of secure lock-up yard space, perfect for your recreational vehicles.

A spacious living room with ceiling fan and air-conditioner provides a cosy spot to sit back and watch the telly, while a large open plan family/dining area offers that valuable 2nd living space, complete with split system, reverse cycle air-conditioner.

A tidy traditional kitchen offers the original cabinetry and tiled splash backs, wide sink, freestanding electric stove, stone look bench tops and a breakfast bar to the dining area.

All 3 bedrooms are well proportioned. Bedrooms 1 and 3 both offer timber floors while bedroom 2 has quality carpets. A bright main bathroom with separate bath and shower, separate toilet and a traditional walk-through laundry complete the interior.

Move in now and enjoy the comfort of this tidy home or invest for success and reap the rewards of the large corner allotment.

Briefly:

- * Tidy 3 bedroom home on large 830m² corner allotment
- * 2 separate living areas and 3 spacious bedrooms
- * Generous living room with ceiling fan and wall air-conditioner
- * Large family/dining room with split system air-conditioner
- * Tidy traditional kitchen overlooking the family room
- * Kitchen offers original cabinetry and tiled splash backs, wide sink, freestanding electric stove, stone look bench tops and a breakfast bar
- * Bright main bathroom with separate bath and shower
- * Separate toilet
- * Spacious traditional laundry with exterior access
- * Large lawn covered backyard with galvanised iron garage
- * Garage with side street access
- * Perfect family home for those who enjoy their space
- * Ideal investment opportunity with sub division potential

Perfectly located within easy reach of all resources. Public transport is at your doorstep on Campbell Road & Yorktown Road. Elizabeth Downs Playground Reserve is just around the corner, with other local sporting and community spaces including Eastern Park Football Club, Manya Reserve & Aranga Park with football, netball, rugby, soccer and plenty of community open areas for your exercise and recreation.

Craigmore Village Shopping Centre is just up the road, while Munno Para Shopping Centre also easily accessed.

Choose from local quality unzoned primary schools include Elizabeth Downs Primary (just a short walk away), Elizabeth Park and South Downs Primary. Quality secondary education can be found at the zoned Playford International College. Private education is nearby at Trinity College Blakeview, Catherine McAuley School, Hope Christian College, Thomas More School, Mark Oliphant College and St Colombia College.

For more information, contact Jaya Prageeth on 0430 397 878 or Brijesh Mishra on 0430 140 905.

The Vendor's Statement (Form 1) may be inspected at 493 Bridge Road, Para Hills SA 5096 for 3 consecutive business days before the auction and at the auction for 30 minutes before it commences.

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