

19/47 Jarvis Road, Elizabeth Vale, SA 5112



Unit For Sale

Monday, 1 July 2024

19/47 Jarvis Road, Elizabeth Vale, SA 5112

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 64 m2

Type: Unit



Mike Lao

0882811234



Tyson Bennett

0437161997

\$269,000 - \$295,000

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/s1tyz> To submit an offer, please copy and paste this link into your browser: [https://www.edgerealty.com.au/buying/make-an-offer/Mike Lao, Tyson Bennett and Edge Realty RLA256385](https://www.edgerealty.com.au/buying/make-an-offer/Mike%20Lao,%20Tyson%20Bennett%20and%20Edge%20Realty%20RLA256385) are proud to present this fantastic solid brick unit to the market! Ideal for young families, first home buyers, or astute investors, this immaculate first-floor, two-bedroom unit offers a winning combination of comfort, convenience, and a reliable income stream. The property is currently tenanted with a fixed lease of \$340 per week in place until 19/4/2025. Unwind in the cosy lounge room, complete with reverse cycle air-conditioning for year-round comfort. Vertical blinds bathe the space in soft natural light, while plush carpet flooring creates a warm and inviting ambience. From here you can seamlessly enter the open plan kitchen and meals area or directly to the balcony, boasting lush views within the complex, ideal for enjoying a morning coffee or a relaxing evening drink. Whip up culinary delights in the eat-in kitchen. Featuring a built-in pantry for storage, gas oven and cooktop for efficient cooking, a single sink with a mixer tap, and laminate cabinetry benchtops paired with stylish floating floorboards, this kitchen is sure to inspire your inner chef. Both bedrooms are havens of relaxation, featuring vertical blinds and plush carpet flooring for added comfort. The combined bathroom and laundry boasts a practical design, featuring a step-in shower, bathtub, a vanity, toilet, and a handy trough. Step out onto your private balcony and soak in the lush views. This peaceful retreat is perfect for enjoying the fresh air or entertaining loved ones. A single designated car parking space provides added convenience. Key features you'll love about this home: - Solid brick construction - New reverse cycle air-conditioning unit - Low-maintenance appeal in convenient location - Designated parking space within the complex - Instant gas hot water This unit enjoys a prime location, within walking distance of the picturesque Jenkins Reserve, Little Para River and transport links. Families will appreciate the proximity to schools like Salisbury Park Primary School, Salisbury High School, and Elizabeth Vale Primary School. Shopping is a breeze with Saints Shopping Centre, Parabanks Shopping Centre, Elizabeth City Centre and Elizabeth Vale IGA all readily accessible. Additionally, the unit is close to Calvary Districts and Lyell McEwin Hospitals and enjoys easy access to the Adelaide CBD within 40 minutes. Call Mike Lao on 0410 390 250 or Tyson Bennett on 0437 161 997 to inspect! Year Built / 1977 (approx) Land Size / TBA Frontage / TBA Zoning / GN-General Neighbourhood Local Council / City of Salisbury Council Rates / \$1,445 pa (approx) Water Rates (excluding Usage) / \$620 pa (approx) Es Levy / \$71.90 pa (approx) Current Rental / \$340pw until 19/4/2025 Estimated Rental / \$340-\$370pw Title / Strata Title 5039/553 Strata Rates / Strata Data - \$1,800pa (approx) Easement(s) / Nil Encumbrance(s) / Nil Internal Living / 64sqm (approx) Total Building / 69sqm (approx) Construction / Solid Brick 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/cAfcHs> 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/EdgeRealtyRLA256385) 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.