

# Unit 8 40 Dauntsey Road, Elizabeth North, SA 5113



## House For Sale

Friday, 26 January 2024

Unit 8 40 Dauntsey Road, Elizabeth North, SA 5113

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 114 m2

Type: House



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**\$360,000 - \$380,000**

Adelaide Property Brokers are proud to present this stylish, modern 2-bedroom unit nestled in a quiet group with privacy and amenities in close proximity. As you enter the home, you'll be greeted by a spacious lounge area, perfect for relaxation and entertaining guests and includes a split system air conditioner, ensuring a pleasant indoor climate all year round. The bedrooms are equipped with built-in wardrobes, providing ample storage space for your belongings. The unit boasts carpets and ceiling fans, adding to the overall comfort and convenience. The stylish kitchen is a standout feature, offering plenty of storage options and featuring a gas cooktop, electric wall oven, and microwave oven. The sleek modern design is a perfect place to create beautiful meals for the budding chef. The modern bathroom and contemporary laundry have been thoughtfully designed to meet your everyday needs. One of the highlights of this unit is the dining area that opens up to a huge outdoor enclosed entertainment area. This space is perfect for hosting gatherings or simply enjoying some fresh air in privacy. Situated at the rear of the property, this unit offers great privacy and tranquillity. Additionally, it includes a single garage, providing secure parking for your vehicle. A short drive to Elizabeth Shopping Centre for all your shopping needs and close to reserves and parks for enjoying some nature walks. Don't miss out on this fantastic opportunity to own a renovated home that caters to your lifestyle needs. Whether you're a first-time buyer, downsizer, or investor, this unit offers a perfect blend of comfort, style, and convenience. RLA 275183 Currently leased until 24th November 2024 Current Rental Income: \$410 p/week Build 1993 Council Rates: \$396 p/qtr approx. SA Water Rates: \$238.70 p/qtr approx. ESL Rates: \$90.05 p/year Strata Fees: \$536 p/qtr approx. Artist impression images used for styling and presentation for Sales Campaign.