

12 Guerin Rd, Elizabeth Vale, SA, 5112



House For Sale

Wednesday, 20 November 2024

12 Guerin Rd, Elizabeth Vale, SA, 5112

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House

Ideal Investment or Starter!

Andrew Rose of LJ Hooker is delighted to present an exceptional opportunity perfect for first-home buyers, young families, or astute investors looking to enhance their portfolio. Nestled on a 502 sqm (approx.) allotment, this property combines comfort and convenience, situated just moments from the Lyell McEwin Hospital.

This inviting home offers three generously sized bedrooms, ensuring plenty of space for the whole family. The lounge area is the ideal retreat to unwind, while the open-plan kitchen and dining space provide a warm and functional hub for everyday living.

Outside, the expansive backyard features a rear verandah spanning the width of the home, perfect for hosting gatherings or enjoying peaceful afternoons.

Property Highlights:

- Three spacious bedrooms
- Neat and well-maintained throughout
- Expansive backyard
- Side gate access to the backyard
- Conveniently located near Lyell McEwin Hospital

Specifications:

CT / 5245/961

Council / Playford

Built / 1963

Land / 505m² (approx.)

Frontage / tba

Easements / Subject to Party wall rights over land marked A Together with Party wall rights over the land marked B

Rental estimate / \$420-\$440 Per week

Positioned in the ever-growing Playford City Council area, this home is close to a range of amenities. Families will appreciate proximity to Elizabeth Vale School, the local soccer club, and the bustling Elizabeth Shopping City. For leisure and recreation, the Playford International Tennis Centre is just a short drive away.

This is an opportunity not to be missed! Contact Andrew Rose today to secure your future in this sought-after location.

Disclaimer:

We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.

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