

14 Amport St, Elizabeth North, SA, 5113



House For Sale

Tuesday, 19 November 2024

14 Amport St, Elizabeth North, SA, 5113

Bedrooms: 3

Bathrooms: 1

Type: House

Neat Sweet & Complete

Proudly presented to you by Andrew Rose on behalf of the esteemed Vendor(s) is this fantastic example of a well-kept and neatly presented semi-detached home with a great street presence.

Situated on a generous allotment of approximately 588sqm, this property has beautifully kept front and rear yards offering plenty of space for the kids to play and the four-legged family member to run.

The interior of the property features three generously sized bedrooms. Modernised kitchen with plenty of cupboards, formal lounge area and roomy kitchen dining, for all year-round comfort there is a reverse cycle air conditioner in the front lounge.

The rear of the home features a spacious rear yard that allows the buyer to entertain.

Specifications:

CT / 5232/221

Council / Playford

Built / 1960

Land / 588m2 (approx)

Frontage / 11.12m (approx.)

Rental Estimate / \$400 - \$430 per week

Easements / Refer CT

- Subject to Party Wall Rights over the land marked K (RE 7767499)
- Subject to service Easements over the land marked A for Sewerage Purposes to South Australian Water Corporation (223LG RPA)
- Together with party wall rights over the land marked L (RE 7767499)

Currently tenanted at \$350 per week until 30/04/2025

Whether you are an investor, first home owner or looking to downsize this home ticks all the right boxes, is very conveniently located in walking distance to Womma train station, Elizabeth north primary school and only a couple minutes' drive to Elizabeth City Shopping Centre that offers extensive facilities to cater all your needs.

With nothing left to do except move in or lease out, this purchase is a no-brainer.

For any further information or to arrange a suitable viewing time, call Andrew now!

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.

RLA155355