

21 Mofflin Road, Elizabeth Grove, SA, 5112



House For Sale

Wednesday, 20 November 2024

21 Mofflin Road, Elizabeth Grove, SA, 5112

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



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DEVELOPMENT POTENTIAL (STCC) OR INVESTMENT WITH RENOVATION PROSPECTS

When a block spans a whopping 918sqm with approximately 20m street frontage, it shouts development potential (stcc). And when it has a long-term tenant with a periodic lease generating an income of \$490 per week, as from 30th November 2024. It is a sweet, ready-made investment.

Of course, first home buyers and families seeking an affordable home to renovate have struck gold here too!

Built in 1962, this three-bedroom residence presents no-fuss original quality and huge outdoor space. The large L-shaped living and dining room makes its way into a generous kitchen with plenty of cupboards, and the three north-facing bedrooms are all a good size.

Separate wet areas include the laundry, toilet, and a bathroom featuring a shower over the bathtub. With good bones, a north facing aspect and oodles of potential, 21 Mofflin could be the one!

Highlights:

- Currently tenanted on a (periodic) lease generating \$490 per week as from the 30th November 2024.
- Fenced 918sqm block with a large shed and driveway parking
- 20m street frontage (approx.)
- Spacious lounge and dining room with timber floorboards
- Generous kitchen storage
- Three large bedrooms; main bedroom includes a ceiling fan
- Bathroom with a separate toilet
- Separate laundry
- Reverse cycle air conditioning
- Close to the Lyell McEwin Hospital and Mofflin Reserve
- Short drive to the Elizabeth City Centre
- Public transport options of bus and train
- Just 700m to Elizabeth Grove Junior Primary School
- Walk to St Mary Magdalene's School
- Zoned Playford International College (2.1km)

For further information contact Gavin Armstrong on 0408 802 350.

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