

30 Loftis Rd, Elizabeth Downs, SA, 5113

House For Sale

Thursday, 28 November 2024



30 Loftis Rd, Elizabeth Downs, SA, 5113

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House



Mike Lao

0882811234

Easy Care Lifestyle in a Convenient Location!📍

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 are proud to present to the market this easy-care maisonette, offering a convenient location and excellent rental income with the current tenant on a fixed lease of \$420 per week until 24/2/25. The property has a lot to offer and is the perfect opportunity for young families, first home buyers or astute investors alike.

After a long day, you can unwind in the open plan family and meals area featuring a ceiling fan, roller shutters and floating floors.

The L-shaped kitchen overlooks the family/meals, ensuring the home chef remains connected to family activities whilst cooking delicious meals. With quality appliances including a ceramic hotplate, Euro electric oven and a stainless steel canopy rangehood, meal preparation is a breeze. Completing this space is ample storage in laminate cabinetry and durable stone-look laminate benchtops.

On offer are two well-sized bedrooms promising comfort and privacy with ceiling fans, roller shutters and floating floors. They are serviced by a main bathroom featuring a shower, vanity, medicine cabinet and separate toilet for those busy households.

Outside there is a garden awaiting your personal touch, plus two sheds and a carport for additional storage and off-street parking.

Key features you'll love about this home:

- 📍Ceiling fans in all rooms promising comfort in summer months
- 📍Open plan living with a modern kitchen
- 📍Roller shutters and front security door for peace of mind
- 📍2 sheds offering outdoor storage
- 📍Single carport with rear access
- 📍Rainwater tank

Experience the perfect family lifestyle in Elizabeth Downs. Explore the outdoors at Burdell Reserve, and cheer on local sports teams at Elizabeth Football and Netball Club, and Craigmore Cricket Club. Plenty of schooling options include Goodstart Early Learning, Elizabeth Downs Primary, Craigmore High, and Trinity College Blakeview. Enjoy the convenience of IGA Elizabeth Downs and the wider shopping options at Munno Para Shopping City and Elizabeth City Centre. Commuting is a breeze with nearby bus stops and easy access to major roads.

Call Mike Lao on 0410 390 250 or Tyson Bennett on 0437 161 997 to inspect!

Year Built / 1960 (approx)

Land Size / 380sqm (approx)

Frontage / 8.49m (approx)

Zoning / GN-General Neighbourhood

Local Council / City of Playford

Council Rates / \$1,526.40 pa (approx)

Water Rates (excluding Usage) / \$662.50 pa (approx)

Es Levy / \$79.65 pa (approx)

Current Rental / Fixed lease of \$420 pw until 24/2/25

Estimated Rental / \$420-\$460pw

Title / Community Title 6280/306
Community Rates / TBA
Easement(s) / Subject to party wall rights - See title
Encumbrance(s) / Nil
Internal Living / 62.6sqm (approx)
Total Building / 104.2sqm (approx)
Construction / Mt Gambier Stone
Gas / Not 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/q0f1m6>

If this property is to be sold via Auction, we recommend you review the Vendors Statement (Form 1) which can 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. Please contact us to request a copy of the Contract of Sale prior to the Auction.

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 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.