

34 Birdbush Street, Elizabeth North, SA 5113



House For Sale

Friday, 3 January 2025

34 Birdbush Street, Elizabeth North, SA 5113

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 614 m2

Type: House



Andrew Rose

0421988597

AUCTION (USP)

Auction Location: 34 Birdbush Street, Elizabeth North SA 5113 Nestled in a peaceful street, this beautifully updated 2003-built home offers the ideal blend of comfort and convenience. Perfectly designed for a low-maintenance lifestyle, it sits on a generous 614m² (approx.) allotment and features three well-appointed bedrooms, two spacious living areas, and a modern kitchen that will inspire the family chef. Recently refreshed, the home boasts new ducted reverse cycle air conditioning, fresh flooring throughout, and new pavements that add to its appeal. The kitchen has been upgraded with a new stove, and a dishwasher will be included for added convenience. The property has been freshly painted and also features a recently installed Hot water system and a new clothesline, ensuring all the essential updates are already taken care of. The master bedroom provides a touch of luxury with its walk-in robe and direct access to the two-way bathroom, ensuring both privacy and practicality. The home's layout includes an open-plan family and meals area at the rear, which seamlessly connects to a central lounge, creating a warm and inviting space for relaxation. Outdoors, the property offers exciting potential with garden beds ready for green thumbs and the opportunity to subdivide or build a second dwelling (subject to council consent). The front yard, neatly presented and easy to the property's appealing street presence.

Key Features-
- Expansive 614sqm allotment (approx.)- Subdivision potential (STCC)- Recent Updates
- Throughout-
- Solar System-
- Quiet Street-
- Ample off Street Parking

Property Details:- CT/ 5388/325- Council / Playford- Year Built / 2003- Land Size / 614sqm (approx.)- Easements / Subject to Easement(s) over the land marked EE to the ETSA Corporation- Current rental assessment / \$520-\$550 per week

Conveniently located, this home is close to schools, public transport, parks, and local sporting clubs. Munno Para and Elizabeth Shopping Centres are just a short drive away, offering easy access to all essential amenities. Whether you're an investor looking to expand your portfolio or planning to secure a property for future living, this home presents an exceptional opportunity. Enquire today to make it yours!

Auction is the 19th day of January 2025, at 12:30 pm on site. Terms and conditions will be available three business days prior to the Auction at Shop 17 Craigmores Shopping Village, Craigmores LJ Hooker Craigmores | Elizabeth | Salisbury and 30 minutes prior on the day of auction.

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