

35 Mofflin Road, Elizabeth Grove, SA, 5112



House For Sale

Tuesday, 26 November 2024

35 Mofflin Road, Elizabeth Grove, SA, 5112

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Steven Ulbrich

AUCTION SAT DEC 14TH @ 4PM (USP)

Buying a property at Auction is an easy and exciting process for any buyer. Talk to the team at Ray White Angle Vale | Elizabeth about how we can work with you and your finance broker to get you 'Auction Ready' and ensure you do not miss out on this brilliant buying opportunity.

It is with heightened excitement that Ray White Angle Vale & Elizabeth and 'Team Ulbrich' present to the market this well maintained three bedroom home located in the booming suburb of Elizabeth Grove. With a large block size of 559m² (approx), and a build size of 170m² (approx.), this staged home which has been freshly painted and with new flooring will generate a great opportunity for many entering the real estate market to either move in or rent out.

As you pass the front lockable gate and graveled front yard, on approach to this home via the freshly painted veranda, you'll notice that quality flows throughout with its newly laid wooden look flooring and LED lighting. The living room creates an area of tranquility where you can unwind after a busy day out. The room is complimented by a reverse cycle split system air conditioner to keep you in utmost comfort all year round along with fireplace for that romantic touch. Across from the living area is the 3.8m x 3m newly laid carpeted master bedroom. The remaining bedrooms also have newly laid carpets and are generous in size. The updated bathroom provides the lucky purchaser with a shower/bath, a basin and cabinetry with a separate toilet nearby. The spacious kitchen and dining area provides plenty of under bench and above bench cabinetry, a pantry, an upright electric cooker with a stainless steel rangehood, a tiled splash back and a Pura tap. The laundry is an ideal size for housing all your cleaning appliances which provides you with outside access beneath the rear veranda.

At the rear of the home you will find an undercover entertainment area perfect for gatherings among family members and friends with ample backyard space for the children and pets to embrace. There is also a segregated rear section on this allotment which is ideal for cordoning off animals and pets behind the dwarf fence. The key feature of this backyard is the ability to bring all types of vehicles or machinery through from the front of the property via the carport and into the 38m² shed where you can work on your creative projects out of sight.

With screen doors, roller shutters on the front windows, raised flower beds and an additional garden shed, this home won't hang around so attend our scheduled open inspections and don't miss out!

Features of this home include:

- 559m² block (approx.)
- 170m² build (approx.)
- 1962 build
- Lockable front gate
- Freshly painted
- New wooden look flooring
- LED lighting
- Main living with a split system a/c and a fireplace
- Three generously sized bedrooms with new carpet
- Updated bathroom with a shower/bath and a basin
- Kitchen with cabinetry, an upright cooker and a Pura tap
- Laundry with a separate toilet nearby
- Massive backyard
- Shaded entertainment area
- 38m² shed with sliding doors
- 13m² garden shed
- Established gardens and lawn
- Ample off street parking

- Screen doors
- Roller shutters on front windows
- 5 minute walk to Mofflin Reserve
- 7 minute walk to St Mary Magdalene's School(R-YR6)
- 5 minute walk to public transport
- 4 minute drive to Elizabeth City Centre
- 28 minute drive to the Adelaide CBD

Want to find out where your property sits within the market? Have our multi-award-winning agent come out and provide you with a market update on your home or investment! Call Steven Ulbrich on 0484 277 674 or click on the following link <https://raywhiteanglevale.com.au/agents/steven-ulbrich/118894>

To put in an Offer to Purchase online please follow the link:

<https://forms.monday.com/forms/47b392bf41a9d21d63d4b3115313f956?r=use1>

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