

**82 Haydown Road, Elizabeth Grove, SA, 5112**



**House For Sale**

Wednesday, 18 December 2024

82 Haydown Road, Elizabeth Grove, SA, 5112

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Corey Voss

0412262180

## Spacious Allotment Of Approx 979sqm

This is a rare opportunity to purchase a contemporary-style home on a substantial allotment, offered for sale for the first time in over 20 years. Located in the highly sought-after area of Elizabeth Grove, this property boasts a prime location just a 2-minute drive or 10-minute walk to Lyell McEwin Hospital and local shops. The home is also conveniently close to schools, open reserves, public transport, and only a 5-minute drive to the Elizabeth City Centre.

### Key Features of the Home :

- Solid brick construction, built in 1962
- Formal lounge positioned at the front of the home
- Kitchen and meals area
- Three bedrooms, with the third bedroom providing walk-through access to a large family room extension, divided into two versatile spaces ideal for entertaining
- Heating and cooling via air conditioning

### External Features :

- Carport and garage
- Expansive rear yard offering abundant potential

This property presents an exciting opportunity for both homeowners and investors. A touch of TLC such as a fresh coat of paint and updated floor coverings could transform this home, whether for personal use, rental purposes, or future development. The large land size, with a frontage of approximately 16.81m and a rear width of approximately 21.9m, opens up possibilities for subdivision, subject to council consents and approvals. Notably, the land is free from easements and encumbrances.

### Sale Details :

This property is being sold via private treaty, meaning offers will be presented to the vendor as they are received. Don't miss your chance - act quickly!

For further details or to arrange an inspection, contact :

Corey Voss 0412 262 180

### 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.  
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