

**91 Woodford Road, Elizabeth North, SA, 5113**



**House For Sale**

Sunday, 3 November 2024

91 Woodford Road, Elizabeth North, SA, 5113

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



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## NEAT, SWEET AND COMPLETE!

Welcome to 91 Woodford Road, Elizabeth North - a well-maintained three bedroom villa that offers convenient, low-maintenance living in the heart of Elizabeth North. Located on a generous allotment of 442sqm (Approx.), those looking for a suitable investment, first home or downsizer will be impressed with what this home has to offer.

Internally the home presents an ideal floor-plan, with a separate front lounge, three sizable bedrooms with the master bedroom connecting to a two-way bathroom providing the added benefit of an ensuite. All three bedrooms benefit from carpet and built-in robes, with the master bedroom featuring a ceiling fan. The neat kitchen overlooking the meals area presents ample cupboard space with both a gas stove oven and stainless steel sink. Heating and cooling is catered for by several ceiling fans throughout the home, as well as ducted evaporative cooling.

Externally the home offers a spacious rear backyard, perfect for those looking for ample garden space with two garden sheds. A rear verandah is also on offer, perfect for celebrating life's milestone moments or enjoying those morning coffees. A single car garage with an electric roller-door provides secured car accommodation.

What we love about this property:

- Low-maintenance living
- Spacious rear garden providing ample outdoor space
- Two way bathroom offering the benefits of an ensuite
- Located right by all local facilities and amenities

In terms of location, it doesn't get any better than this. Major shopping is located by the nearby Elizabeth Shopping Centre, with the Munno Para Shopping City also being within a short drive. Schooling options include Elizabeth North Primary & Preschool, Playford College, Elizabeth Park Primary & Playford International College. Multiple public transport options are available with several bus stops along Woodford Road with the nearby Womma Train Stop providing access into the Adelaide CBD or further up north!

Please note that this property is currently tenanted and is managed by First National Salisbury at \$450.00 per week until January 2025.

Opportunities like this very rarely pop up, get in quick whilst there's a chance!

Land // 442sqm (Approximately)

Year Built // 1992

Council // Playford

Council Rates // TBA

Water Rates // TBA

Rental // \$450.00 per week until January 2025