



13 Burdell Street, Elizabeth Downs

## Beauty on Burdell

A suburban oasis, tastefully updated and well presented. This is a home that ticks many a box, and appeals to first home buyers and investors alike. The landscaped greenery and rendered fae gives you a taste of what's to come, with not much left to chance. Upon entering the home, you'll find fresh plush carpets and sleek timber flooring, both complimented by a modern grey panelled feature wall in the lounge. Paint work throughout is fresh and contemporary with crisp whites to offset the woody and earthy tones.

Most rooms are softened by flowing sheer curtains, reinforcing that modern feel. Downlights feature in all living areas, in addition to dimmer switches, which control the mood of each room. This gives you the flexibility to host lively dinner parties, or low lit movie nights on the couch. The third bedroom offers versatility, in that the flooring is the timber from the hall/kitchen/dining instead of the carpet. This could allow you to use it as an office or study space, as well as the bedroom that it is.

Security is close to heart with all screens fitted with 'crimsafe' mesh. Other measures include the deadlocked entry and high quality internal doors, all solid core. The brand new kitchen acts as the true centre of the home here. A hub that features more storage than you'll know what to do with, and endless amounts of bench space. Other features

3 1 1

**FOR SALE**  
\$510,000 - \$520,000

### AGENTS

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### AGENCY

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Interested parties must rely solely on their own enquiries.

LJ Hooker

include a modern subway tiled splashback, freestanding stove, and a colour palette that continues the neutral theme.

Towards the rear of the home are the wet areas: WC, laundry and bathroom. The laundry takes notes from the kitchen, carrying through the ample storage you'll have throughout, with a corner overhead cupboard. The bathroom itself has also been refreshed, with fresh neutral tiling to the walls. Stepping into the backyard is a space you can use to reflect, unwind, or watch the kids play. Native flora is scattered across the yard, and is aided by an undercover entertaining area, garden shed, and rainwater tank to supply the garden.

It is with great pleasure that LJ Hooker Craigmore | Elizabeth and Bradley Clarke present this unique opportunity to the public, with the utmost intention to give each and every buyer the best opportunity to secure the home. If you have any questions not covered in this outlay, please do not hesitate to contact Bradley on 0422 070 240

Location highlights:

- Convenient access to the Northern Connector, taking only 40 minutes to arrive in the city
- Across the road from Burdell Reserve
- Around the corner from local schools for easy morning commutes
- Close to your local IGA for all your daily essentials, while local eateries and takeaway shops are dotted throughout the area
- " A quick 5-minutes to Munno Para Shopping City for all your major brand name shopping outlets, cafés and entertainment options

Specifications:

CT / 6063 / 769

Council / Playford

Zoning / GN

Built / 1960

Land / 506m2 (approx)

Council Rates / \$480 per quarter approx.

Emergency Services Levy / \$115 per annum approx..

SA Water / \$170 per quarter approx.

Estimated rental assessment: \$440 - \$460 p/w (Written rental assessment can be provided upon request)

Nearby Schools / Craigmore High School, Elizabeth Downs Primary School, Trinity College Blakeview

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

## MORE DETAILS

Property ID 67XFFDC  
Property Type House  
House Size 83 m2  
Land Area 506 m2

**Bradley Clarke 0422 070 240**

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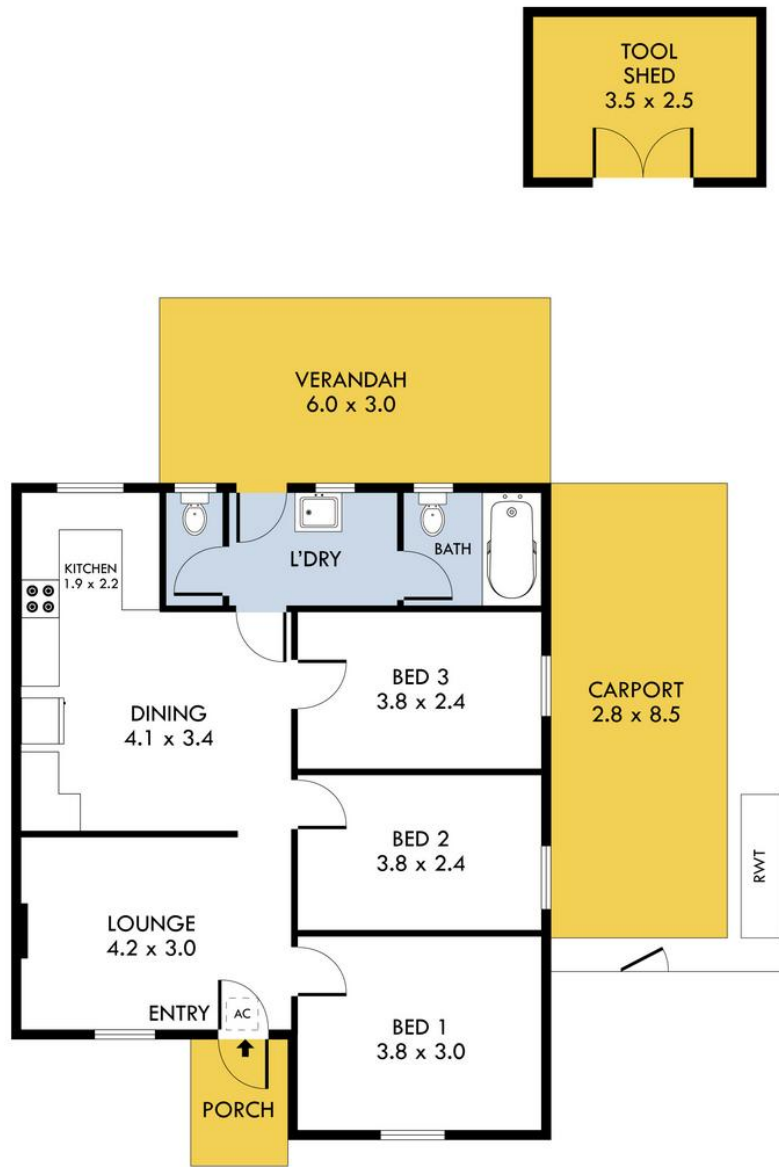
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	INTERNAL	- 77.6 SQM
	EXTERNAL	- 53.6 SQM
	TOTAL	- 131.2 SQM

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