

## Elizabeth East SA – Endless Potential on 1001sqm 16 Ballard Street 5112

### Description

Estate proudly present this solid family home Jimmy Hoang & Chi Mai Do from R&R Real quiet, residents-only pocket of Elizabeth East, nestled in a

and well-maintained property on a rare 1001sqm. This is your chance to secure a spacious for homeowners, investors, and developers) approx. ( block, offering incredible potential alike!

return of around – A smart investment choice this property offers an impressive rental with a proven rental history of \$570 per week. \$600 per week,

Space, Comfort & Convenience Combined –

with vision, this delightful eruooy Whether a first-home buyer, savvy investor, or renovator home ticks all the boxes.

living spaces, and dual front & rear access, With a prime 27m ) approx. ( frontage, multiple rebuild ) STCC ( are endless. Located just minutes the opportunities to update, redesign, or and schools, this property combines convenience from Elizabeth Shopping Centre, parks, and lifestyle in one great package!

What We Love: –

fitted with air-conditioners and ceiling fans – Suite rooms & living room

Built-in robes to master & bedroom 2 –

kitchen & meals area – Multiple living spaces lounge,

separate laundry, W.C. & walk-in pantry room – Modern updated bathroom,

Security roller shutters throughout –

a large undercover outdoor entertaining area – Sliding doors leading to

with rear verandah & extra off-street parking – Carport

backyard with ample space for family & pets – Generous

Large storage area –

Location Highlights: –

transport, and local schools, making it the Close to Elizabeth Shopping Centre, public ideal seeking accessibility, peace, and space.choice for families

hidden gem with unlimited possibilities tñoD ĩcontact ĩmiss your chance to secure this us today to arrange your inspection!

Jimmy Hoang | R&; Real Estate

RLA 327446

Mob: 0405 833 868 ĩ

Property Details: ĩ

Council: Playford

General Neighbourhood ĩZone: GN

Land: 1001sqm )approx.(

House: 119sqm )approx.(

Built: 1976 )approx.(

Title: Torrens Title 5327/59

See Title ĩEasement)s(: Subject to sewerage

Council Rates: \$Ȳ,120 )approx.( p.a.

Water Rates )excl. usage(: \$ȳ,200 )approx.( p.a.

ESL: \$133 )approx.( p.a.

Previous Rental: \$570 per week

Real Estate D&; ĩ

House, 91 King William Street, Adelaide SA 50·0Level 24, Westpac

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Property Sale Details ĩ

the market by way of Auction, unless sold prior.This property is being offered to Auction Pricing:

not to release a price guide to the market. InAt this stage, the vendors have chosen is not able to guide or influence the market inaccordance with legislation, the agent for the area will be made available upon requestterms of price. Instead, recent sales data either via email or at the open inspection. ĩ

the Conditions of Sale will be srodneV The Statement )Form 1(, the Auction Contract, and available for public viewing:

days immediately preceding the sfnega At theoffice for at least 3 consecutive business auction; and

prior to the commencement of the auction.At the auction venue for at least 30 minutes to auction will be considered under auctionPlease note that any offers submitted prior and obtain sresahcrup conditions. It is theresponsibility to seek independent legal advice prior to submitting any pre-auction offer.a Form 3 Cooling-Off Waiver

Disclaimer: =

in this document from sources we believe to be We have obtained all information reliable; and no warranty or representation is given orhowever, we cannot guarantee its accuracy, supplied. Neither the Vendors nor theirmade as to the correctness of the information omissions. Prospective purchasers are advised toAgent accept responsibility for errors or and exclusions must be confirmed in theout their own investigations. All inclusionscarry and site requirements should be directed toContract of Sale. All development inquiries the local government authority.

#### **Date Created**

14/11/2025

#### **Meta Fields**

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