52 MARCIAN AVENUE, ELIZABETH DOWNS, SA, 5113









SOLD

ATTENTION INVESTORS AND DEVELOPERS!

Welcome to 52 Marcian Avenue Elizabeth Downs. This 3 bedroom home has undergone substantial renovation over the past weeks, brand new bathroom and toilet, new carpets and paint throughout and downlights in every room has helped brighten the outlook on the future of this home.

There are still a few things left to put your own stamp on it but the current owner has left a very clean, blank canvas to make it yours.

For the savvy investor, this is an ideal purchase for land banking (rent out while you get all your development plans ready) and achieve a very good return on rent now this home has had a major facelift inside. Going on what other properties I have sold in the area are now being rented for, I would suggest this would rent out between $390 - $400/week.

Location, Location, Location!!
Set back across from a reserve running parallel with Main North Road, you are literally a stones throw to the Munno Para Shopping Centre and close to all the quality schools in the area.

This is a high demand area from my interstate buyers so be quick and contact Nicola on 0400 330 222.

CT: 5737/484
Land size: 680m2
Built: 1971
Zone: Residential
Council: City of Playford

RLA 269823

3 BED | 1 BATH | 1 CAR

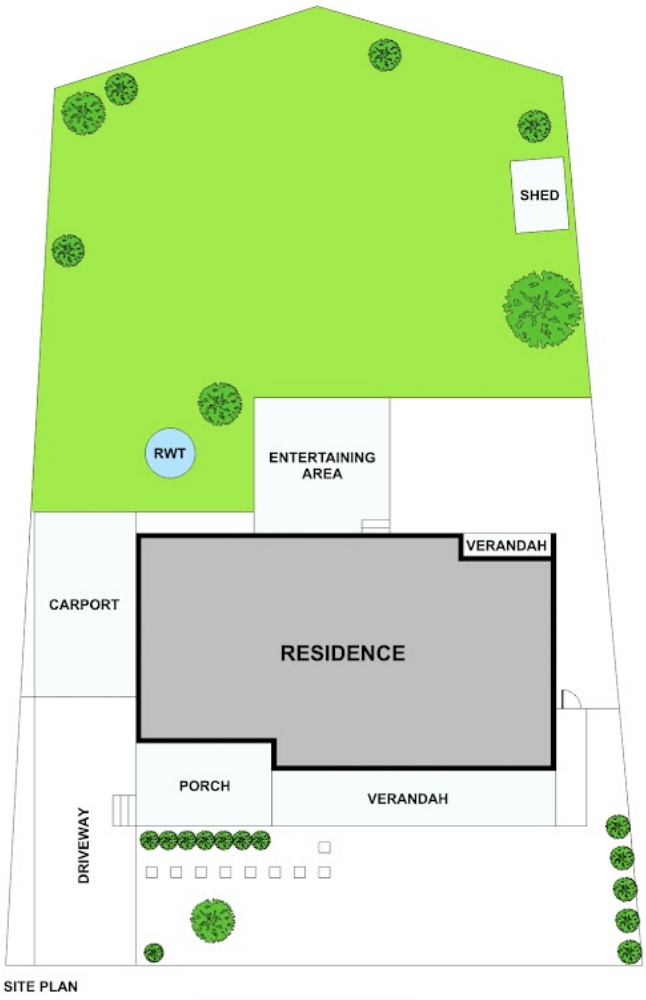
PRICE:
$350,000

OPEN FOR INSPECTION:
N/A



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52 Marcian Avenue, Elizabeth Downs



SITE PLAN



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

Please note: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.

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