



## 35-37 Pertwood Road ELIZABETH NORTH SA

6 2 2

\*For an in-depth look at this home, please click on the 3D tour for a virtual walk-through or copy and paste this link into your browser\*

Virtual Tour Link: <https://shorturl.at/bFcc4>

To submit an offer, please copy and paste this link into your browser:

<https://www.edgerealty.com.au/buying/make-an-offer/>

Mike Lao, Tyson Bennett and Edge Realty RLA256385 are proud to present to the market the opportunity to purchase two semi-detached homes on a total of approximately 1,112sqm of land for those who need more space or are looking for future development opportunities (STCA). The properties may also be purchased separately and are currently tenanted returning a total of \$600 per week with the potential to increase within the current market trends.

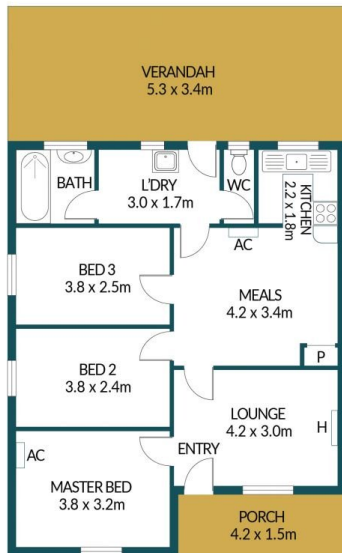
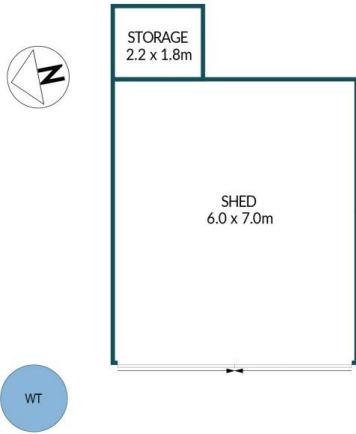
**Price** : \$820,000 - \$900,000  
**Building Size** : 157 sqm  
**Land Size** : 1112 sqm  
**View** : <https://www.edgerealty.com.au/sale/sa/north-north-east-suburbs/elizabeth-north/residential/house/8109061>



**Mike Lao**  
0410390250



**Tyson Bennett**  
0437161997



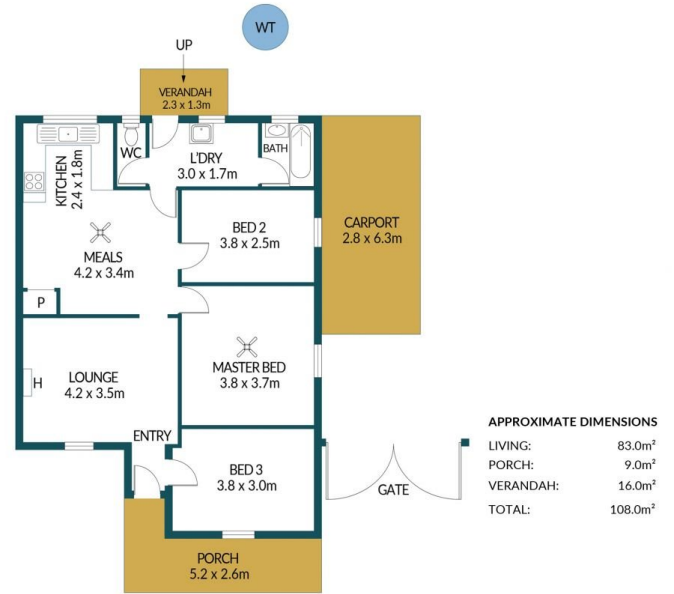
APPROXIMATE DIMENSIONS

LIVING:	74.0m <sup>2</sup>
PORCH:	6.3m <sup>2</sup>
VERANDAH:	18.0m <sup>2</sup>
SHED/STORAGE:	46.0m <sup>2</sup>
TOTAL:	144.3m <sup>2</sup>

### 35 PERTWOOD ROAD, ELIZABETH NORTH

#### Disclaimer

Plans shown are for marketing purposes only. All dimensions and placements are approximate and not to scale. They are subject to errors and inaccuracies and no liability will be accepted. Interested parties should make their own enquiries. Inclusions and exclusions must be confirmed in the Residential Contract.



APPROXIMATE DIMENSIONS

LIVING:	83.0m <sup>2</sup>
PORCH:	9.0m <sup>2</sup>
VERANDAH:	16.0m <sup>2</sup>
TOTAL:	108.0m <sup>2</sup>

### 37 PERTWOOD ROAD, ELIZABETH NORTH