



## Elizabeth East, 40 Ballard Street

Modern 4-bedroom home



OPEN INSPECTION TIME: Click REQUEST INSPECTION button on website listing

Rent: \$500.00 Per week

Bond: \$2000.00

Available Date: 28 April 2025

12 Month Lease

Pets Negotiable

Smoking outside only

Apply online at: [www.2apply.com](http://www.2apply.com)

You are welcome to complete an application form online prior to viewing.

Once you have signed up for an inspection time on the website listing, we will contact you via text message with a viewing time.



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**For Lease**

Please Call

**View**

[ljhooker.com.au/673QFDC](http://ljhooker.com.au/673QFDC)

**Contact**

**Wendy Page**

[wendy.page@ljhcs.com.au](mailto:wendy.page@ljhcs.com.au)

**LJ Hooker Craigmore | Elizabeth |  
Salisbury  
(08) 8255 9555**

Do not call for a viewing time; one will be allocated to you once you have signed up via the website.

There will be no exceptions to this process.

This is well-presented brick house situated in Elizabeth East.

Property Features:

- 4 Bedrooms, all with built-in robes
- Enclosed Carport with space for two vehicles with ceiling fans, and additional storage/workshop
- Spacious open plan Kitchen/Dinning/Lounge area
- Good sized updated Bathroom with separate bath and shower
- Ducted Air Conditioning with additional wall unit in Master Bedroom
- Decent sized shed
- Timber flooring throughout.
- We presented gardens with alfresco area
- Home has Work Shop which is excluded from the Lease
- Reverse cycle split to bedroom 4
- New oven
- Easy care gardens
- Multi use under main roof garage.

LJ Hooker Craigmores | Elizabeth | Salisbury: the number one Real Estate Agents / Sale Agents and Property Management in the Northern Suburbs of South Australia.

Specialists in: Andrews Farm, Angle Vale, Blakeview, Burton, Craigmores, Davoren Park, Elizabeth and surrounding, Gawler, Hillbank, Munno Para, One Tree Hill, Parafield, Para Hills, Paralowie, Salisbury, Smithfield.

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 tenants should make their own enquiries to verify the information contained in this document.

RLA155355



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## More About this Property

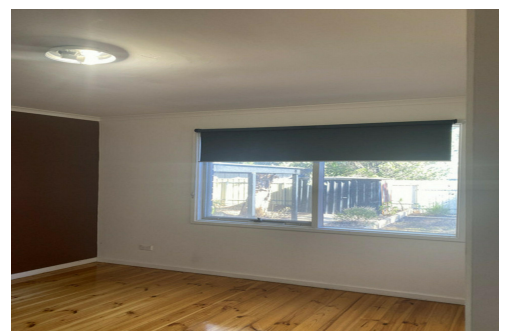
<b>Property ID</b>	673QFDC
<b>Property Type</b>	House
<b>Land Area</b>	755 sqm

### Wendy Page

Property Investment Department Manager | [wendy.page@ljhces.com.au](mailto:wendy.page@ljhces.com.au)

### LJ Hooker Craigmore | Elizabeth | Salisbury (08) 8255 9555

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