











56 Mofflin Road, Elizabeth Grove

# Updated 3-Bedroom Home with Secure Parking

OPEN INSPECTION TIME: Click REQUEST INSPECTION button on website listing
Rent:  $470.00 Per week
Bond: $1,880.00
Available Date: 20/10/2025
Owners Intent to Sell: No intent advised
12 Month Lease
Pets Negotiable
Smoking outside only

Apply online at: 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.

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

3 1 2

**FOR RENT**
Please Call

**AGENTS**
Wendy Page
wendy.page@ljhces.com.au

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

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.

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There will be no exceptions to this process.

56 Mofflin Road Elizabeth Grove

Updated 3-Bedroom Home with Secure Parking

Step into comfort and convenience in this beautifully updated three-bedroom home, ready for you to move in and enjoy! Perfectly situated on a spacious, tree-lined block, this property offers low-maintenance living with all the modern touches a family needs.

Three bedrooms with built-in robes and renovated bathroom, situated on a sprawling block that caters to all lifestyle needs.

The renovated kitchen is a stylish hub featuring ample white cabinetry and contrasting dark benchtops and modern appliances-a chef's dream. Lovely timber-look floors flow seamlessly into the open-plan meals area, while the adjacent lounge room offers a cozy retreat with plush carpeting and natural light.

Solar Panels to assist with power bills

Home Highlights:
- Renovated Kitchen with ample white cabinetry, dark benchtops, and modern appliances.
- Open-plan meals area with attractive timber-look floors.
- Lounge room with plush carpet, large windows, and split system air-conditioning.
- Master bedroom located at the front of the home.
- Bedrooms 2 & 3 feature built-in robes and plush carpeting.
- Renovated main bathroom with a separate toilet.
- Solar Panels to assist with power bills
- Enhanced security with security shutters.

Outdoor & Parking:
- Generous rear verandah perfect for outdoor entertaining.
- Expansive, fully-fenced backyard with a large lawn area, ideal for kids and pets (includes a cubby house!).
- Secure triple-length carport for parking.

Location:
Enjoy easy access to local parks and reserves. The home is conveniently located near excellent educational facilities, including Elizabeth Vale Primary School and various early learning centres.

LJ Hooker Craigmore | 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, Craigmore, 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

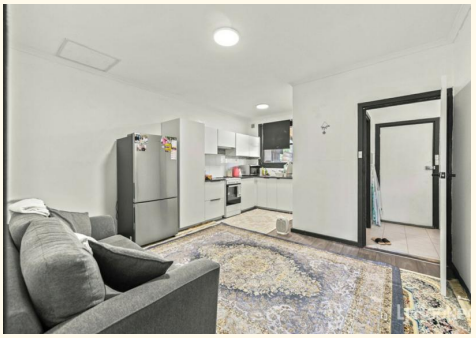
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## MORE DETAILS

| | |
|---|---|
| Property ID | 67U9FDC |
| Property Type | House |
| Including | Air Conditioning |

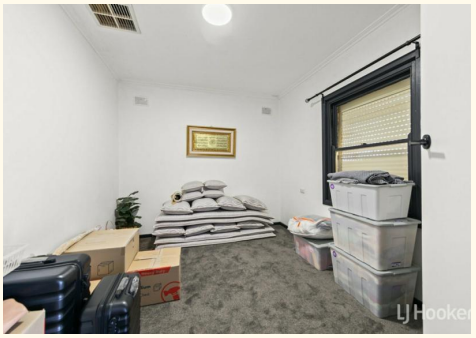
**Wendy Page**
Property Investment Department Manager |
wendy.page@ljhces.com.au

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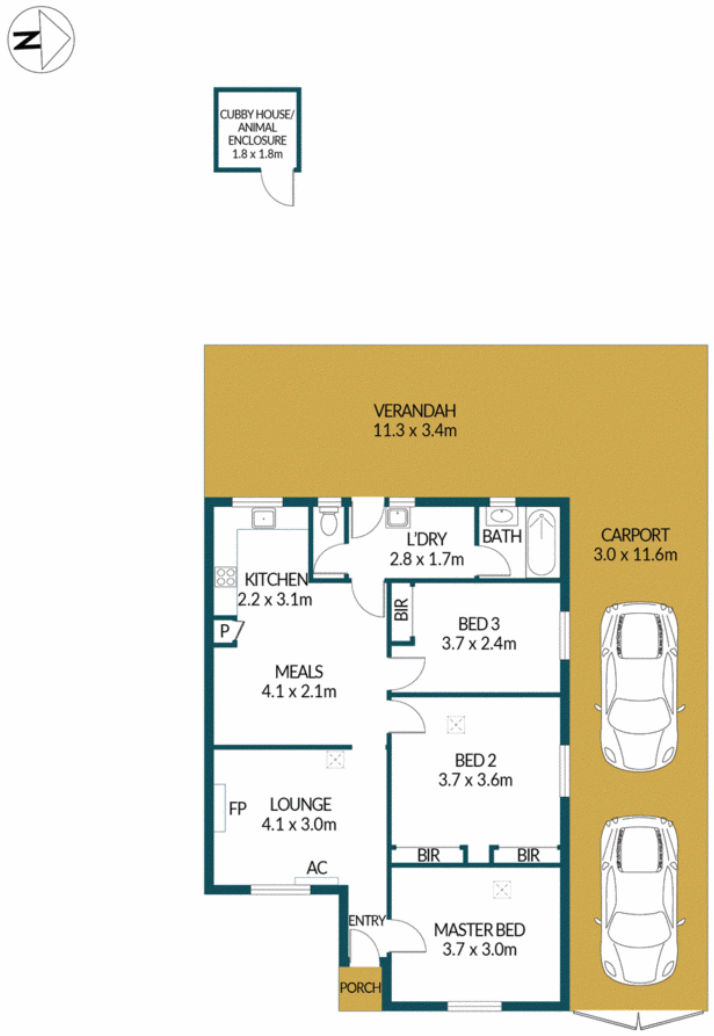








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# 56 MOFFLIN ROAD, ELIZABETH GROVE

## Disclaimer

Plans shown are for marketing purposes only. All dimensions 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: | 77.1m² |
| CARPORT/VERANDAH: | 71.2m² |
| PORCH: | 1.4m² |
| CUBBY HOUSE: | 6.4m² |
| TOTAL: | 156.1m² |

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