



## Campbelltown, 24 Elsie Avenue

UNDER CONTRACT

3 1 4

Unleash the Potential.... Nestled on a generous 1083sqm allotment directly opposite the breath taking Lochiel Park, this solid brick home offers a unique opportunity for renovators and savvy buyers to create their dream residence.

This property has great bones - featuring a formal lounge and dining area, a galley-style kitchen, and three well sized bedrooms all with built in robes (two with ceiling fans), tidy main bathroom and the bonus of large rumpus room with a built-in bar and second bathroom (which is a work in progress) adds to its flexibility.

Outside, offers many possibilities with two storage/workshop spaces and additional shedding, it's perfect for tradies or hobbyists seeking ample workspace with access via the double carport. The tiered backyard will give pets room to run and the kids plenty of space to explore and play.

**For Sale**  
UNDER CONTRACT

**View**  
[ljhooker.com.au/PZ6GW0](http://ljhooker.com.au/PZ6GW0)

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**LJ Hooker Glenelg | Brighton**  
**(08) 8294 6000**



Conveniently located just a short drive to the ARE Campbelltown, Marden Shopping Centre, and the Paradise Interchange, this property combines location, lifestyle, and limitless potential.

Bring your vision to life and reap the rewards of this exceptional opportunity!

Property Details:

Council: Campbelltown

Council Rates: \$2562.85pa

SA Water: \$951.96pa

House Size: 169sqm

Land Size: 1083sqm

Year Built: 1960

For further information please contact Debbie Mundy or Jarad Henry.

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Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement.

Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement.

RLA 182909

## More About this Property

Property ID	PZ6GW0
Property Type	House
House Size	169 m2
Land Area	1083 m2
Including	Toilets (1)

**Jarad Henry 0418 842 701**

Principal | Auctioneer | Sales Consultant | [jarad@ljhglenelgbrighton.com.au](mailto:jarad@ljhglenelgbrighton.com.au)

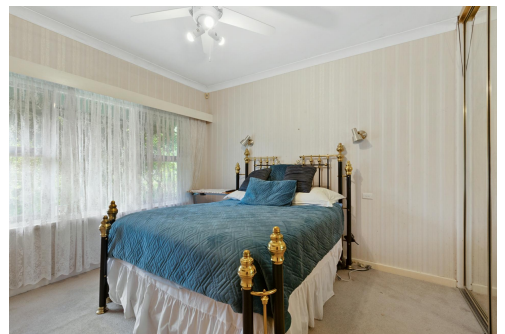
**Debbie Mundy 0401 597 482**

Co-Agent to Jarad Henry | [debbie@ljhglenelgbrighton.com.au](mailto:debbie@ljhglenelgbrighton.com.au)

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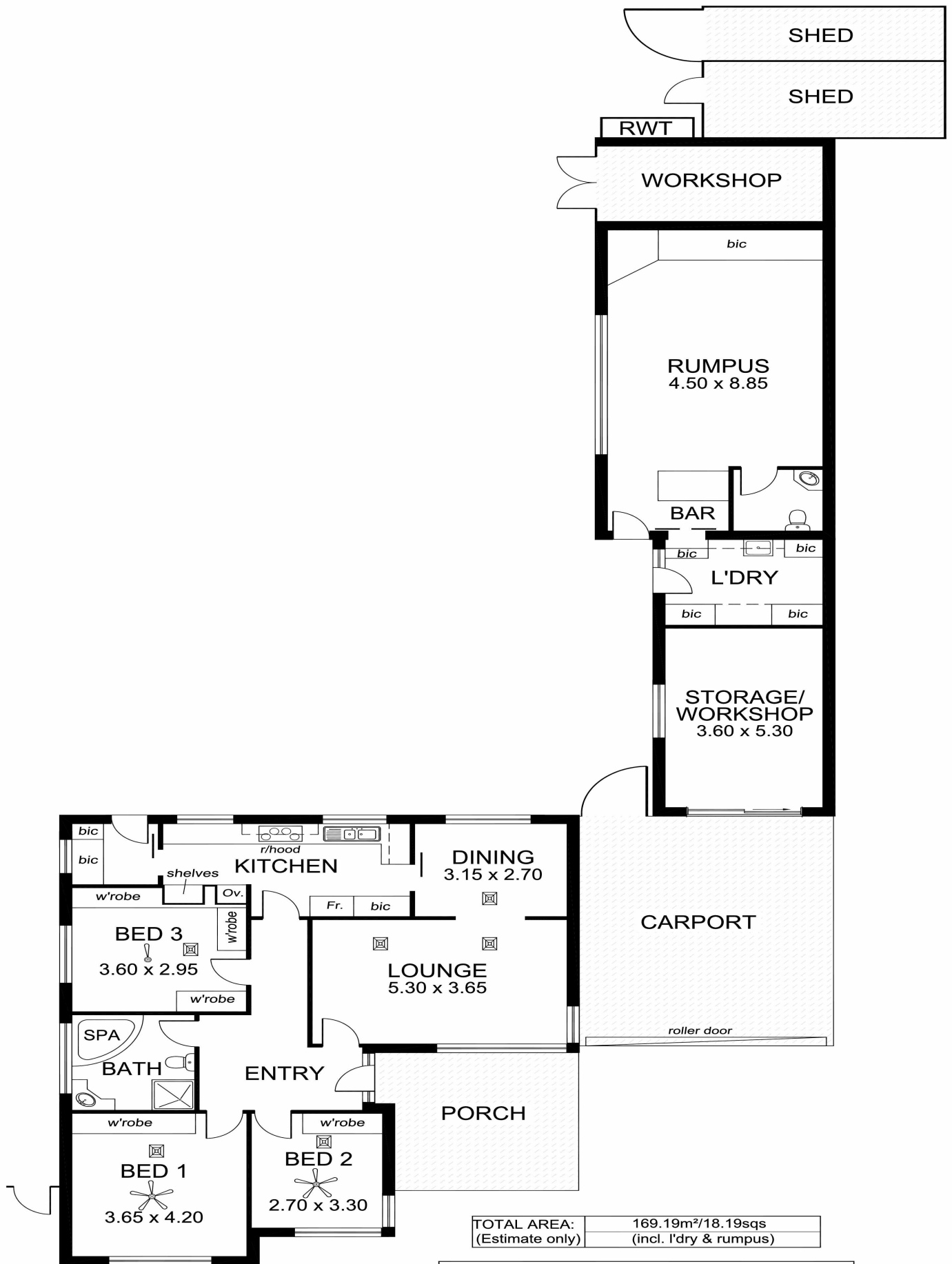
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All measurements are approximate only and information  
intended to be relied upon should be independently verified.