



13 Banksia Crescent, Craigmore

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## Add This One to Your Portfolio

Andrew Rose of LJ Hooker is proud to present this neat and comfortable home, originally built in 1988, offering an excellent opportunity for first home buyers, investors or those seeking an easy-care property to downsize into.

Positioned on a generous 600sqm allotment, the home offers three spacious bedrooms along with a welcoming lounge and adjoining kitchen and dining area. The living room is equipped with a split system for comfort, while the kitchen provides modern functionality and sliding door access out to the rear yard.

The main bathroom, separate toilet and laundry are well presented and practical, while ducted cooling throughout the home ensures comfort during the warmer months.

Step outside to discover a spacious rear verandah, ideal for entertaining while overlooking the large backyard where children can enjoy plenty of room to play amongst the lawn and garden areas. The carport provides convenient drive-through access to a garage or workshop, and a second driveway area offers valuable additional space for parking a boat, caravan or trailer.

Key features we love:

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 SALE**

Please Call

**AGENTS**

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**AGENCY**

LJ Hooker Craigmore | Elizabeth |  
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 **LJ Hooker**

- 3 Bedrooms
- Heating and Cooling
- Large Backyard
- Rear Verandah
- Secure Carport with Roller Door
- Close to Schools, Sporting Clubs and Parks.
- 600 Sqm (Approx.)

**Specifications:**

- CT / 5694/48
- Council / Playford
- Built / 1988
- Land / 600m2 (approx.)
- Easements / Nil
- Estimated rental assessment / \$520-\$540 per week

Please Note- this home is currently tenanted at \$500 per week until July 2026.

Located in a quiet and convenient pocket, the property sits just moments from Craigmores Shopping Village, with Elizabeth City Centre and Munno Para Shopping City only minutes away. Public transport is easily accessible along Adams Road, while Hope Christian College and Craigmores High School are both within walking distance, with additional nearby schooling including Elizabeth Downs Primary, Blakeview Primary and Trinity College Blakeview.

Offering comfort, convenience and plenty of potential, this property is a fantastic opportunity for buyers looking to enter the market or secure a solid investment. Contact Andrew Rose today to arrange your inspection.

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

RLA155355

**MORE DETAILS**

Property ID	68HBFDC
Property Type	House
Land Area	600 m2

**Andrew Rose 0421 988 597**

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INTERNAL	-	84.6 SQM
EXTERNAL	-	88.0 SQM
TOTAL	-	172.6 SQM

Please Note: Every care has been taken to verify the correctness of the areas and details used in this leaflet. No warranty or representation is given or made as to the correctness of the information supplied and neither the owners, illustrator nor the Agent accept responsibility for errors or omissions. The sketch is for illustration purposes only and intending purchasers should satisfy themselves independently regarding sizes, layout and location of the property. Please check with local council that all structures are approved by council.