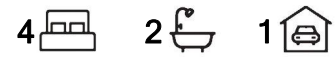




## Elizabeth Downs, 10B Dauntless Crescent

Brand New Quality Home in a Prime Location - Move In Ready!



**For Sale**  
Please Call

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

**Contact**  
**Lisa Xu**  
0432 235 818  
[lisax@ljmw.com.au](mailto:lisax@ljmw.com.au)

Best Offers By Wednesday 6th August @ 12pm

We are excited to present this brand-new, high-quality home located in an excellent and convenient location —perfect for families, professionals, or investors.

First Home Owners Grant\* is available, please refer to the Revenue SA website for eligibility criteria and further information.

This home features four generously sized bedrooms, with the master offering a walk-in wardrobe and private ensuite. Bedrooms two and three are fitted with built-in wardrobes, while the fourth bedroom provides versatility and could easily serve as a home office. Both bathrooms showcase stone benchtops and modern finishes, including LED-lit mirrors.



**LJ Hooker Mile End | Woodville**  
**(08) 8352 7111**

**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.

The kitchen comes complete with high-quality Electrolux appliances, a dishwasher, stone benchtops, and ample storage. The adjoining open-plan living and dining area creates a welcoming space perfect for family gatherings or entertaining guests.

Outside, you'll find a paved entertaining area overlooking a large lawn - ideal for children and pets to enjoy. The property also offers abundant off-street parking with a secure garage and additional driveway space.

Conveniently located just a short drive from Elizabeth Shopping Centre, Drakes Foodland and the TAFE SA Elizabeth campus, this property offers easy access to essential amenities and educational facilities. Residents will appreciate the proximity to 'Argana Park', a popular hub for local sports clubs and community events. Families are well catered for, with a selection of nearby schools including Elizabeth Downs Primary School and Playford International College, making it an ideal location for students of all ages.

### Key Features

- Flexible floorplan, with four bedrooms or three and a home office
- Master bedroom includes a walk in wardrobe and ensuite
- Bedrooms two and three feature built in wardrobes
- Family bathroom includes a bathtub and separate WC
- Kitchen with Electrolux quality appliances, stone splashback and a walk in pantry
- Stone benchtops fitted to the kitchen, laundry and both bathrooms
- Laundry with ample storage and pull out hanging space
- Paved entertaining space
- Spacious front and back yards with plenty of potential
- Single garage with automatic panel lift door and driveway parking
- 2.7m ceilings and easy care tiled flooring throughout
- Mitsubishi 12kw zone control ducted reverse cycle air conditioning
- 2.4 meter interior doors
- Solar panels 6.6kw
- Security cameras
- Rain water tank
- Plumbing provisions for an outdoor kitchen already installed

\*The First Home Owner's Grant is offered by RevenueSA and is subject to eligibility criteria as determined by RevenueSA. Prospective purchasers must make their own enquiries.

The vendor and the agent make no representation in relation to the Property or Purchaser's eligibility to obtain the grant.

### Specifications

Title: Torrens Title

Year built: 2025

Land size: TBC

Council: City of Playford

Council rates: TBC

ESL: TBC

SA Water & Sewer supply: TBC



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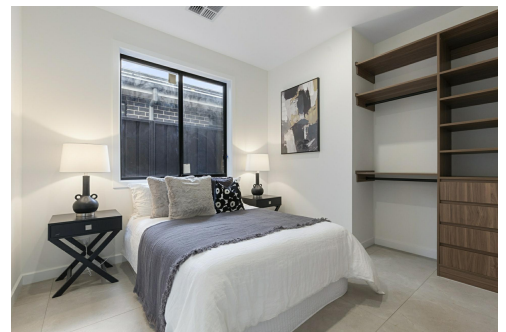
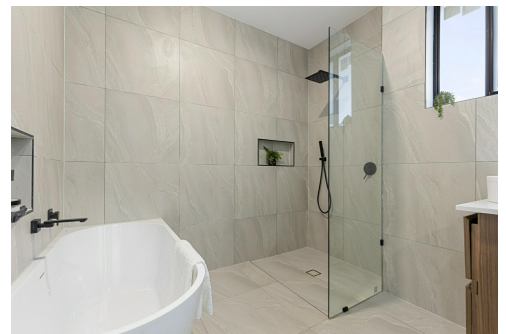
All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629

## More About this Property

<b>Property ID</b>	XSUHDM
<b>Property Type</b>	House
<b>Land Area</b>	398 m2
<b>Including</b>	Ensuite Air Conditioning Alarm Built-in-Robes Close to Schools Close to Shops Close to Transport Heating Security System

**Lisa Xu 0432 235 818**  
Sales Executive | [lisax@ljmw.com.au](mailto:lisax@ljmw.com.au)

**LJ Hooker Mile End | Woodville (08) 8352 7111**  
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10B Dauntless Crescent,  
**ELIZABETH DOWNS**

RWT



Living:	149 SQ.M
Porch:	8.7 SQ.M
Garage:	21.2 SQ.M
<b>TOTAL:</b>	<b>179 SQ.M</b>

This drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be relied upon should be independently verified.