

## Elizabeth Downs, 15 Crisp Road

The Smart Investment!



OPEN CANCELLED - PROPERTY IS UNDER CONTRACT.

Constructed in 1964, this is a solid investment opportunity featuring a generous allotment of approximately 710sqm, with no registered easements or encumbrances. Torrens titled, this allotment underpins your investment with future subdivision potential (STPC) and could be a valuable addition to your portfolio or an ideal first home!

Currently tenanted on a fixed tenancy agreement for \$370 per week until February 2026.

Property features include:

- \* Total land area approx. 710sqm, no registered easements or encumbrances
- \* Three spacious bedrooms
- \* Bedrooms one and three with built-in robes
- \* Large detached garage



**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 Sale**  
Please Call

**View**  
[ljhooker.com.au/2BPFGJU](http://ljhooker.com.au/2BPFGJU)

**Contact**  
**Ryan Graham**  
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**Ashley Palazzo**  
0414 347 884  
ashleyp@ljhsales.com.au

**LJ Hooker Greenwith | Golden Grove  
| Mawson Lakes | Modbury  
(08) 8289 6660**

\* Centralized location close to all amenities

A centralized location only moments from the Munno Para Shopping City and Elizabeth City Centre. Local schools, sporting clubs and with public transport options a-plenty commuting to the Adelaide CBD is a breeze!

Make sure this does not become a missed opportunity, register your interest with Ryan Graham today!

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

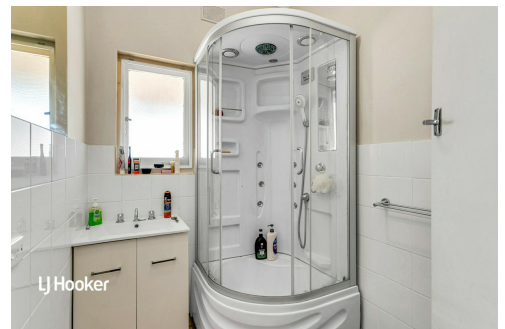
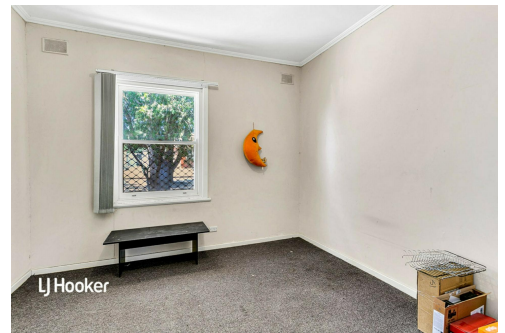
RLA 208516

## More About this Property

<b>Property ID</b>	2BPFGJU
<b>Property Type</b>	House
<b>Land Area</b>	710 m2
<b>Including</b>	Air Conditioning Workshop Built-in-Robes

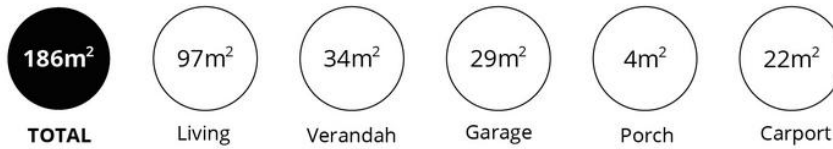
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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