







16 Stakes Crescent, Elizabeth Downs

A Great Place to Start

James Frencken of LJ Hooker Craigmore | Elizabeth | Salisbury proudly presents this well-maintained semi-detached home, offering a fantastic opportunity for first home buyers looking to enter the market or investors seeking a solid addition to their portfolio.

Well presented and ready to move in, the home offers comfortable living with plenty of potential to make it your own over time. Whether you're looking for your first home or an investment opportunity in a convenient location, this property provides a great starting point.

Inside, the home features two bedrooms, a bathroom, comfortable lounge area and practical kitchen and dining space. Timber flooring adds warmth and character throughout, while split-system air conditioning provides heating and cooling for year-round comfort. Outside, established greenery at the front provides added privacy and a welcoming feel.

To the rear, there's plenty of backyard space for children or pets to play, entertain or simply enjoy the outdoors, with further potential to improve and make the space your own over time.

Key Features:
- Well maintained and ready to move in

2 1 0

FOR SALE
MAKE AN OFFER

VIEW
Sat 28th Nov @ 11:05AM - 11:20AM

AGENTS

James Frencken
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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.

- Timber flooring adding warmth and character
- Split-system air conditioning with heating and cooling
- Practical kitchen and dining space
- Established front greenery providing added privacy
- Plenty of backyard space for children and pets
- 444sqm allotment (approx.)
- Walking distance to Elizabeth Downs Primary School, local childcare and IGA

Specifications:
- CT: TBA
- Council: City of Playford
- Built: 1960 (approx.)
- Land: 444sqm (approx.)
- Rental Estimate: $510 - $530 per week

Easements:
SUBJECT TO PARTY WALL RIGHT(S) OVER THE LAND MARKED B (RTC 8780358)
SUBJECT TO SERVICE EASEMENT(S) OVER THE LAND MARKED A FOR SEWERAGE PURPOSES TO SOUTH AUSTRALIAN WATER CORPORATION (223LG RPA)
TOGETHER WITH PARTY WALL RIGHT(S) OVER THE LAND MARKED C (RTC 8780358)

Positioned in the well-connected suburb of Elizabeth Downs, the home is within walking distance of Elizabeth Downs Primary School, local childcare, the local IGA and public transport, making everyday essentials easily accessible. Munno Para Shopping Centre and Elizabeth City Centre are also within easy reach, providing a wide range of major retailers, supermarkets, dining options and services.

Whether you're looking to purchase your first home, add to your investment portfolio or secure a property with potential to improve over time, this is an opportunity well worth considering.

Contact James Frencken on 0476 871 921 to register your interest.

To make an offer, visit the link below:

https://shorturl.at/wBGfX

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

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MORE DETAILS

Property ID	6987FDC
Property Type	House
House Size	75 m2
Land Area	444 m2







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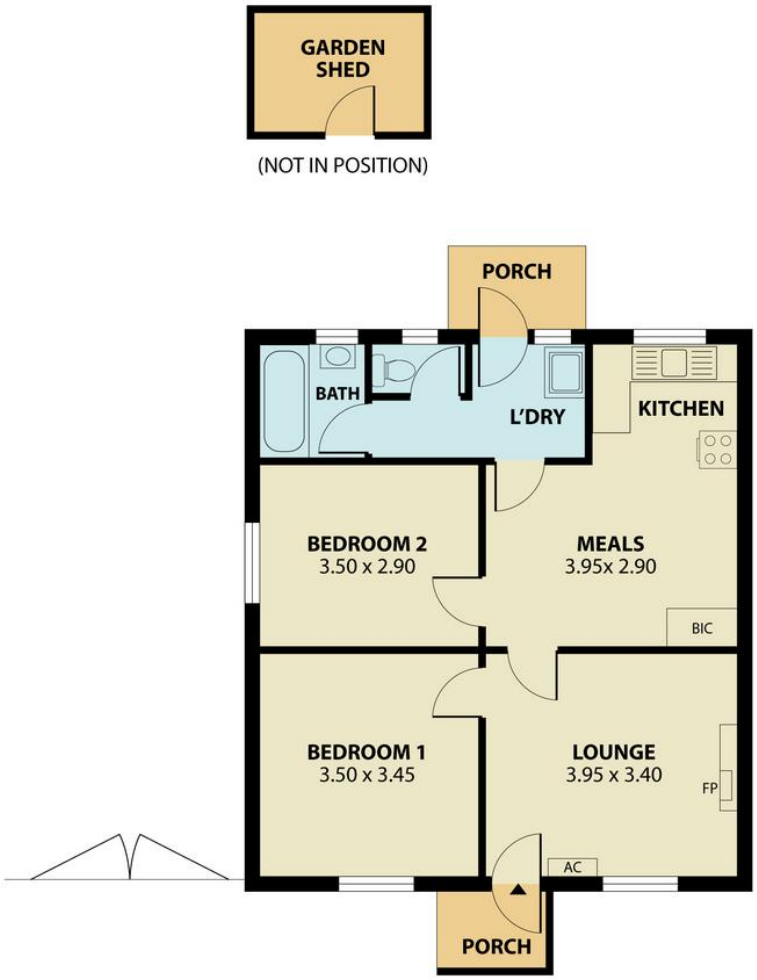

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INTERNAL - 70.0 SQM
EXTERNAL - 5.0 SQM
TOTAL - 75.0 SQM

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LJ Hooker