



17 Haldane Street, Elizabeth Downs




Smart Start or Savvy Investment on a Large Allotment!

Proudly presented by James Frencken of LJ Hooker Craigmore | Elizabeth | Salisbury, this tidy and well-maintained home sits on a generous 831 sqm (approx.) allotment with a wide 24m frontage (approx.), offering immediate comfort and future potential subject to the necessary consents and approvals.

Currently tenanted and exceptionally neat, the home features polished timber floors, spacious interiors, and a functional floor plan that will appeal to first home buyers, savvy investors, and those seeking future development opportunities.

Key Features:

- Formal entrance leading to a light-filled L-shaped lounge and dining area
- Galley kitchen with ample cupboard and bench space
- Three generous bedrooms - built-in robes to bedrooms 1 and 3
- Polished timber floors throughout - low-maintenance and stylish
- Family bathroom with separate bath and shower alcove
- Heating and Cooling
- Laundry and separate toilet
- Rear verandah ideal for family entertaining and outdoor living

3  1  1 

FOR SALE
UNDER CONTRACT

AGENTS

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AGENCY

LJ Hooker Craigmore | Elizabeth | Salisbury
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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- Large backyard with plenty of space for kids, pets, or future improvements (STPC)
- Single garage plus open parking
- Large 831 sqm (approx.) allotment with 24 m frontage (approx.)

Tenanted by occupants who maintain the home beautifully, this property provides immediate rental income with minimal upkeep. With its generous allotment size, wide frontage, and solid structure the home is ideal for long-term growth, renovation, or development (STCC & Approvals).

Specifications:

- Council / City of Playford
- Built / 1962
- Land Size / 831sqm (approx.)
- CT / 5615 / 637
- Easements / SUBJECT TO SERVICE EASEMENT(S) OVER THE LAND MARKED A FOR SEWERAGE PURPOSES TO SOUTH AUSTRALIAN WATER CORPORATION (223LG RPA)
- Estimated rental assessment / \$480-\$510 per week
- Nearby Schools / Elizabeth Downs Primary | South Downs Primary | Elizabeth Park Primary
Craigmore High | Karna Plains | St Thomas More School

The home is currently tenanted at a weekly rental amount of \$440 per week on a fixed lease expiring in April 2026.

Close to Munno Para Shopping City, Elizabeth City Centre, Agarna Park, local schools, and public transport-offering convenience and easy access to the Adelaide CBD.

An excellent opportunity for first home buyers, investors, or those seeking a future-ready block in a growing northern suburb.

Contact James Frencken on 0476 871 921 to register your interest today!

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	67UXFDC
Property Type	House
House Size	113 m2
Land Area	831 m2

James Frencken 0476 871 921

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INTERNAL - 106.9 SQM
 EXTERNAL - 63.3 SQM
 TOTAL - 170.2 SQM

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