



23 Turnbull Road, Elizabeth Downs

## Family Living or Smart Investment Opposite Reserve




James Frencken of LJ Hooker Craigmore | Elizabeth | Salisbury proudly presents this well-presented four-bedroom home, offering a warm and cosy feel with plenty of space to enjoy, ideally positioned directly across from Burdell Reserve.

Set on a generous 709sqm (approx.) allotment, this home presents an excellent opportunity for families looking to move straight in, or investors seeking a property with broad appeal.

Inside, the home offers a comfortable and inviting layout, featuring a cosy lounge, four well-sized bedrooms, and carpet throughout the bedrooms and hallway. The spacious kitchen and dining area provides plenty of room for everyday living, while the neat bathroom and functional laundry complete a practical and easy-care floorplan.

Step outside to a spacious backyard, offering plenty of room for children and pets to enjoy, or the flexibility to make the space your own.

Positioned directly across from Burdell Reserve, you will enjoy the convenience of open green space right at your doorstep.

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**FOR SALE**  
Contact Agent

**VIEW**  
By Appointment

**AGENTS**  
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Corey Voss  
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**AGENCY**  
LJ Hooker Craigmore | Elizabeth | Salisbury  
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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.

 **LJ Hooker**

Ready to move in and enjoy from day one, this is a home that delivers comfort, convenience, and lifestyle.

Key features:

- Four well-sized bedrooms
- Cosy and inviting living area
- Spacious kitchen and dining area
- Carpet throughout the bedrooms and hallway
- Neat bathroom with practical layout
- Functional laundry
- " Spacious backyard with flexible use
- " Generous 709m<sup>2</sup> (approx.) allotment
- Positioned opposite Burdell Reserve
- Move-in ready with strong family and investment appeal

Specifications:

- CT: 6075 / 554
- Council: City of Playford
- Built: 1960
- Land: 709sqm (approx.)
- Rental estimate: \$470 - \$490 per week

Easements:

Subject to party wall right(s) over the land marked A (RTC 11552422)  
Together with party wall right(s) over the land marked B (RTC 11552422)

Ideally located with easy access to the Northern Connector, the property offers a straightforward commute to the Adelaide CBD in approximately 40 minutes. With Burdell Reserve directly across the road, open green space is always close at hand. Local schools are nearby for added convenience, while a local IGA, eateries, and takeaway options are all within easy reach. Munno Para Shopping City is also just a short five-minute drive away, offering major retailers, cafés, and entertainment. Public transport options are also close by, adding to the overall convenience.

For more information or to register your interest, please contact James Frencken on 0476 871 921.

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	68MGFDC
Property Type	House
Land Area	709 m2
Including	Air Conditioning Floorboards Secure Parking

### James Frencken 0476 871 921

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INTERNAL	-	114.7 SQM
EXTERNAL	-	76.6 SQM
TOTAL	-	191.3 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.

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