






26 Stone Road, Elizabeth Downs

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## Two Homes, Two Titles, Great Potential

Buy One or Buy The Pair!!

Andrew Rose of LJ Hooker is pleased to present two homes on separate titles, each offering fantastic potential.

Positioned on a combined 1,062sqm block (approx.) with a combined 26.82-meter frontage (approx.), these properties are ideally located within a short distance to local shops and schools. With exciting future subdivision potential (subject to council consent), this is an opportunity not to be missed.

Number 24:

- 3 spacious bedrooms, 1 bathroom
- Separate lounge room
- Open-plan kitchen/dining
- Heating and cooling
- 529 Sqm Allotment (approx.)
- Currently Tenanted at \$335 per week until July 2026
- Current Rental Assessment - \$400-\$420 per week

Number 26:

- 3 spacious bedrooms, 1 bathroom

**FOR SALE**  
UNDER CONTRACT

### AGENTS

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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.

 **LJ Hooker**

- Generously sized separate lounge room
- Open-plan kitchen/dining
- Rear Shed
- 533 Sqm Allotment (approx.)
- Currently Tenanted at \$310 per week on a periodic lease.
- Current Rental Assessment - \$400-\$420 per week

Specifications:

CT / TWO TITLES

Number 24 - 5900/813

Number 26 - 5900/814

Council / Playford

Built / 1960

Easements / Subject to Service Easement(s) over the land marked A for Sewerage Purposes to South Australia Water Corporation (223LG RPA)

Subject to Party wall right(s) over the land marked B

Together with party wall right(s) over the land marked C

Estimated rental assessment: \$TBA

Perfectly located near Elizabeth Downs Primary School, these properties also provide convenient access to Munno Para Shopping Centre with its wide selection of shops and restaurants. Enjoy close proximity to Argana Park, a hub for sports and recreation.

Contact Andrew Rose for more information!

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	680CFDC
Property Type	House
House Size	83 m2
Land Area	533 m2
Including	Fully Fenced

**Andrew Rose 0421 988 597**

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