



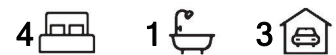
Elizabeth Downs, 29 Linger Crescent

Impressive Family Home with Endless Extras

Proudly presented by Andrew Rose, this beautifully maintained family home is a true standout, offering multiple indoor and outdoor living spaces in a fantastic location. Just steps from a lush reserve with playground facilities and surrounded by other quality homes, it's a peaceful lifestyle opportunity ideal for growing families.

From the moment you arrive, you'll feel the care and love poured into this home over the years. Enter through the front gate and enjoy a relaxing spot on the sheltered porch - the perfect place to unwind and take in the scenic views of the parklands just across the road.

Inside, you're welcomed into a spacious open-plan living and dining area, designed for family gatherings and effortless entertaining. The modern, updated kitchen will delight the home chef with ample bench and cupboard space, a stylish finish, and a walk-in pantry for ultimate convenience.



For Sale
Please Call

View
ljhooker.com.au/67CSFDC

Contact
Andrew Rose
0421 988 597
andrew.rose@ljhces.com.au



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.

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(08) 8255 9555**

Down the hallway, the private sleeping quarters include four generously sized bedrooms plus a study - all with built-in robes and thoughtfully tucked away from the main living areas. The central bathroom has been tastefully updated and is simply stunning.

Step outside and discover even more to love - a full-length verandah, a generous lawn for the kids and pets, and a covered entertaining area that's ready for weekend BBQs. An external games/rumpus room adds even more versatility - perfect as a teen retreat, party space, or hobby room.

Vehicle storage is covered with a carport and roller door, an additional side-access carport with its own roller door, and a large garage with workshop space for the handy-person of the home.

Features You'll Love:

- Split system heating and cooling
- 6.6kW solar system with dual inverters
- Rainwater tanks
- Ample off-street parking behind secure roller doors
- Generous allotment with flexible outdoor spaces

Specifications:

- CT / 5535 / 557
- Council / Playford
- Built / 1974
- Land / 666m2 (approx.)
- Easements / Nil
- Estimated rental assessment / \$540-\$570 per week (approx.)

Location Highlights:

Enjoy unbeatable access to local schools including Playford Primary, Catherine McAuley, Craigmores High, Trinity College, and Blakeview Primary. Shops, transport, cinemas, and sporting grounds are all nearby, including Blakes Crossing and Munno Para Shopping City.

Whether you're looking for your first home, a forever family base, or a savvy investment, this one ticks all the boxes.

Contact Andrew Rose today to arrange your inspection.

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 About this Property

Property ID	67CSFDC
Property Type	House
Land Area	666 m2

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29 Linger Crescent, Elizabeth Downs



INTERNAL - 121.4 SQM
 EXTERNAL - 236.2 SQM
 TOTAL - 357.6 SQM

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