



3 Miles Street, Elizabeth Downs

Spacious 740m² Allotment with Plenty of Potential

Set on a generous allotment of approximately 740m² with an impressive 19m approx frontage, this property presents an exciting opportunity for first-home buyers, investors, renovators and developers alike.

With its substantial landholding, the property may offer potential for future subdivision or redevelopment, subject to council consent and all relevant planning and approval requirements.

The existing home provides a practical foundation, featuring a central lounge room, three bedrooms, an eat-in kitchen/meals area and reverse-cycle air conditioning for year-round comfort.

Adding further versatility is the additional external room with sliding door access. This flexible space could suit a home office, hobby room, teenagers' retreat, games room or additional storage, subject to any required approvals.

Outside, there is plenty of room to enjoy, with a lock-up carport/garage, generous outdoor area and substantial backyard. Whether you're looking to entertain, create a family-friendly garden,

3 1 3

FOR SALE
\$550,000 - \$565,000

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.

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renovate the existing home or explore the property's future potential, there is plenty of scope here.

The location is equally appealing, positioned within walking distance of Munno Para Shopping Complex and Argana Park Reserve, while schools, public transport and other everyday amenities are also conveniently close by.

PROPERTY FEATURES

" Approximately 740m² allotment

- No Easements on title
- Approx. 19m frontage
- Three bedrooms
- Central lounge room
- in kitchen/meals area
- Reverse-cycle air conditioning
- Additional external room with sliding door
- Lock-up carport/garage
- Generous outdoor entertaining area
- Substantial backyard
- Potential subdivision/redevelopment opportunity, STCA
- Conveniently located close to shopping, parks, schools and public transport
- Ideal opportunity for first-home buyers, investors, renovators or developers

A PROPERTY WITH OPTIONS

Priced accordingly due to work required, whether you're looking for your first home, a worthwhile investment or a property where you can unlock the potential of a generous parcel of land, this one deserves your attention.

With larger allotments becoming increasingly sought after, opportunities offering approximately 740m² and a 19m frontage are well worth inspecting.

Don't miss the opportunity to explore the possibilities this property has to offer.

To make an offer, visit the link below:

<https://www.cognitofirms.com/LJHookerCraigmore/LetterOfOfferToPurchaseResidentialLand>

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	6961FDC
Property Type	House
Land Area	740 m2
Including	Air Conditioning

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DISCLAIMER: Floorplan and area calculation are approximate and for illustration purposes only. All details should be independently verified.

Produced by **Property Portraits**

Interior	92m ²
Garage	18m ²
Studio	20m ²
Exterior	96m ²

TOTAL 226m²