



34 Dauntless Crescent, Elizabeth Downs

## Add Value & Unlock Potential

James Frencken from LJ Hooker Craigmore | Elizabeth | Salisbury proudly presents this four-bedroom home, set on a generous 790sqm (approx.) allotment with an impressive 24m frontage (approx.). Offering outstanding potential, this property is ideal for renovators or buyers ready to give it some love and unlock its true potential.

The home features four bedrooms, two bathrooms, and two separate living areas, with one living space easily adaptable as a study or home office. With a practical layout and generous proportions, the property provides a solid foundation for renovation, improvement, and long-term value creation.

Outside, the expansive allotment offers excellent usable space, with a wide frontage and private rear yard providing room to enhance, landscape, and personalise. This is a home where effort can truly be rewarded, whether you're looking to renovate and occupy, or improve and hold as an investment.

### Key Features We Love:

- Four bedrooms, including main with ensuite and walk-in robe
- Two separate living areas, with one ideal as a study or home office
- Evaporative ducted cooling throughout
- Generous 790sqm (approx.) allotment with a 24m frontage

4 2 1

### FOR SALE

Please Call

### AGENTS

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0476 871 921  
james.frencken@ljhces.com.au

Corey Voss  
0412 262 180  
corey.voss@ljhces.com.au

### AGENCY

LJ Hooker Craigmore | Elizabeth |  
Salisbury  
(08) 8255 9555

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Interested parties must rely solely on their own enquiries.



(approx.)

- Private rear yard with plenty of room to enhance and personalise
- Single carport with off-street parking
- Rear verandah overlooking the backyard

Specifications:

- CT: 5229 / 83
- Council: City of Playford
- Built: 1971
- Land: 790sqm (approx.)
- Easements: Subject to service easement(s) over the land marked Easement A for sewerage purposes to South Australian Water Corporation (223LG RPA)
- Rental: TBA

Conveniently located close to local schools, shops, and public transport, this property presents a rare opportunity to secure a large allotment and a versatile home with genuine upside.

A fantastic opportunity for buyers with vision, ready to add value and create something special.

Contact James Frencken on 0476 871 921 to register your interest.

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	68B3FDC
Property Type	House
Land Area	790 m2

**James Frencken 0476 871 921**

Sales Representative | james.frencken@ljhces.com.au

**Corey Voss 0412 262 180**

Licensee & Senior Sales Representative | corey.voss@ljhces.com.au

**LJ Hooker Craigmores | Elizabeth | Salisbury (08) 8255 9555**

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INTERNAL	- 116.3 SQM
EXTERNAL	- 84.5 SQM
TOTAL	- 200.8 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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