



36 Wilkins Road, Elizabeth Downs

More Than Meets the Eye

Andrew Rose of LJ Hooker is proud to present this fantastic opportunity to secure your first home, start your investment journey, or add to your existing property portfolio. This well-maintained and much-loved family home offers more than the typical semi-detached layout. Set on a generous allotment of approximately 562sqm (approx.), it boasts additional living space including an oversized main bedroom complete with its own ensuite - a rare find in this style of home.

Inside, you'll find a comfortable formal lounge with a split system air conditioner, perfect for relaxing all year round. The kitchen is spacious and functional, fitted with an electric cooktop and oven, and adjoins a light-filled meals area that also features its own split system for added comfort. The main bedroom is impressively sized and includes an ensuite and split system, while the second and third bedrooms both feature built-in robes, offering excellent storage options. The main bathroom has been tastefully updated, and there's no shortage of space outdoors either. The backyard is generous and includes a great entertaining area, ideal for hosting family and friends. For added peace of mind, roller shutters are installed, providing both privacy and security.

Key features:

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.

3 2 1

FOR SALE
UNDER CONTRACT BY ANDREW ROSE

AGENTS

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AGENCY

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- Unique Floor Plan
- Large Master with Ensuite
- Heating and Cooling
- Expansive Backyard with Shed
- Close to Shops, sporting clubs and Schools.
- 562 sqm (Approx.)

Specifications:

- CT / 5164/747
- Council / Playford
- Built / 1960
- Land / 562m2 (approx.)
- Easements /
- Subject to party wall rights over the land marked A (RE 7607162)
- Subject to service easements over the land marked c for sewerage purposes to South Australian Water Corporation (223LG RPA)
- Together with party wall rights over the land marked B (RE 7607162)
- Estimated rental assessment / \$460 to \$480 per week

Situated on a quiet street, this property is within easy reach of a wide range of amenities. Elizabeth Downs Primary School is conveniently located just across the road, and other nearby schools include South Downs Primary, Mark Oliphant College, and St Columba College. Public transport options are only a short walk away, and daily conveniences are well catered for with a local IGA close by and Munno Para Shopping Centre offering a full shopping experience. For those who enjoy staying active or involved in the community, Argana Park is just minutes away with its football, netball, rugby, and soccer facilities, along with expansive open spaces for outdoor enjoyment.

Whether you're buying to live in or invest, this spacious home in a family-friendly location is ready and waiting. Get in touch with Andrew Rose today to make it yours.

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	67G3FDC
Property Type	House
Land Area	562 m2

Andrew Rose 0421 988 597

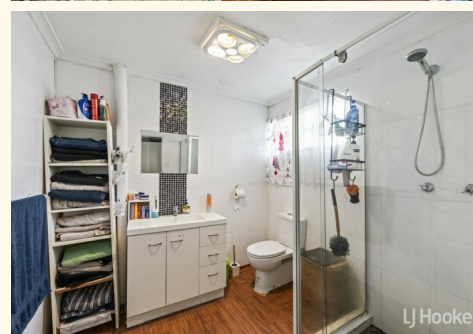
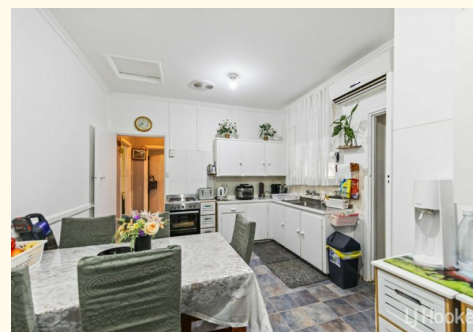
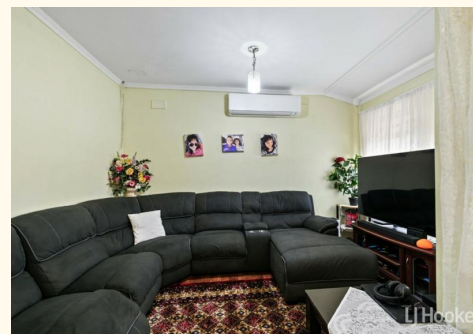
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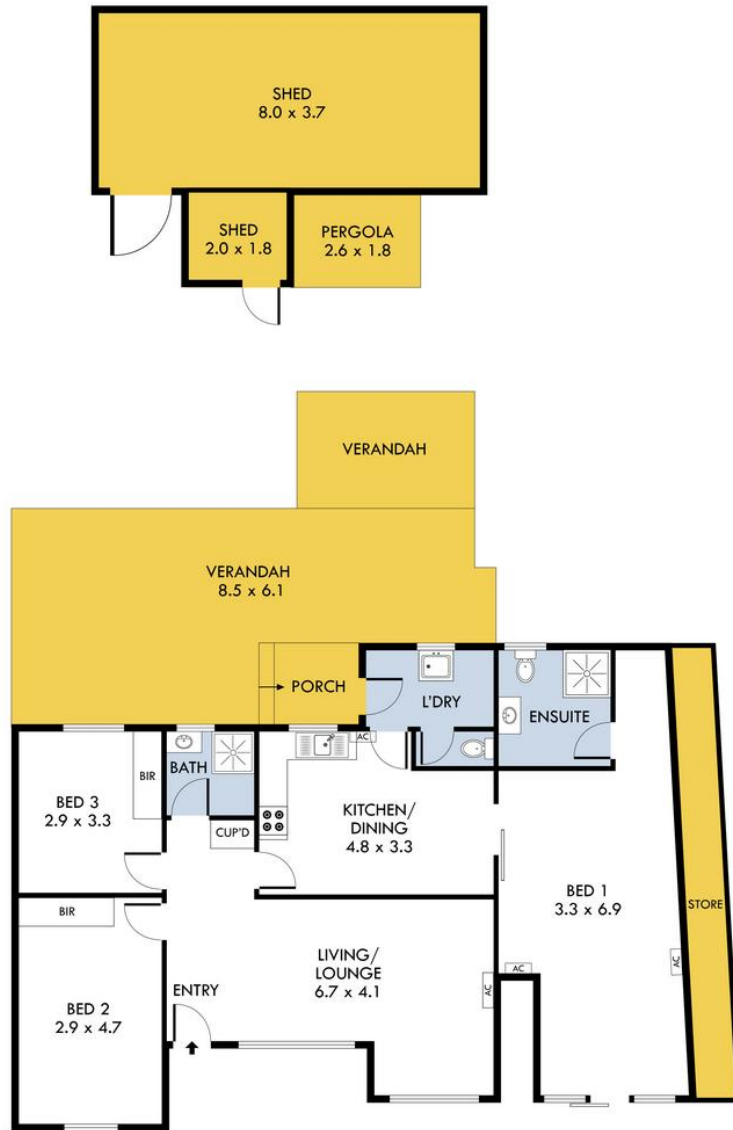
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	INTERNAL	- 115.9 SQM
	EXTERNAL	- 102.7 SQM
	TOTAL	- 218.6 SQM

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.