

Elizabeth Downs, 37 St Leonard Crescent

Another Miracle by St Leonard

Auction Location: 37 St Leonard Crescent, ELIZABETH DOWNS

Set on a beautiful block with an ample 21 metres of frontage, this home is primed for those with plans for future development (STCC). Built in 1971, the home still has plenty of life left yet, with a simple and flexible construction.

Stepping through the front door, you'll soon discover the lounge area, complimented by downlights and a reverse cycle split system that flows through the home. Just off to the right is the master bedroom, fully equipped with walk in robe and ensuite. The kitchen offers functionality, with ample cabinetry and a servery through to the second living/dining space.

Through the kitchen and into the second living space sprout the remaining 2 bedrooms, both generous in proportion. The main bath sits closely to the 2 bedrooms, with the laundry



For Sale
\$620,000

View
ljhooker.com.au/66DKFDC

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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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also nearby, providing space, flexibility and rear access.

Off the side of the home is a carport, with drive through access via a roller door. The backyard is somewhat of a blank canvas, with little vegetation and much room to grow. This adds to the flexibility of the block itself, with little to clear in the rear if subdivision is in mind (STCC)

Location highlights:

- Convenient access to the Northern Connector, taking only 44 minutes to arrive in the city
- Right next door to the lush St Leonard Reserve
- Around the corner from local schools for easy morning commutes
- Close to your local Woolworths for all your daily essentials, while local eateries and takeaway shops are dotted throughout the area
- A quick 2-minutes to Munno Para Shopping City for all your major brand name shopping outlets, cafés and entertainment options

Specifications:

CT / 5590 / 178

Council / Playford

Zoning / GN

Built / 1971

Land / 760m2 (approx)

Council Rates / TBA

Emergency Services Levy / TBA

SA Water / \$153.70pq approx

Estimated rental assessment: \$470 - \$490 p/w (Written rental assessment can be provided upon request)

Nearby Schools / Craigmores High School, Trinity College Blakeview, Elizabeth Downs Primary School

It is with great pleasure that LJ Hooker Craigmores | Elizabeth, Steve Jacobs, and Bradley Clarke present this unique opportunity to the public, with the utmost intention to give each and every buyer the best opportunity to secure the home.

If you have any questions not covered in this outlay, please do not hesitate to contact Steve on 0411 045 329 or Bradley on 0422 070 240.

Auction is the 14th day of December 2024, at 1:30pm on site 37 St Leonard Crescent, Elizabeth Downs.

Terms and conditions will be available three business days prior to the Auction at Shop 17 Craigmores Shopping Village, Craigmores LJ Hooker Craigmores | Elizabeth | Salisbury and 30 minutes prior on the day of auction.

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.



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More About this Property

Property ID	66DKFDC
Property Type	House
Land Area	750 m2

Steve Jacobs 0411 045 329

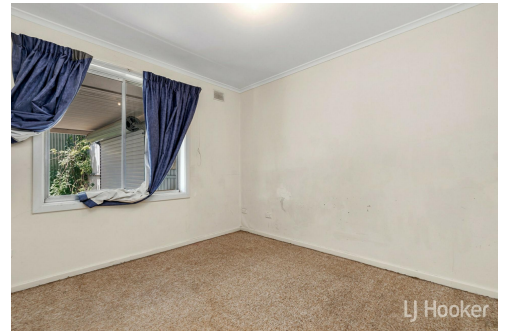
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DISCLAIMER: Floorplan and area calculation are approximate and for illustration purposes only.

Produced by **Property Portraits**

Interior	114m ²	192m² TOTAL
Pergola	25m ²	
Carport	39m ²	
Shed	13m ²	
Porch	1m ²	