



4 Atkinson Road, Elizabeth Downs

Neat, Tidy, Lovely!

This cozy home promotes a comfortable & secure lifestyle with a wide variety of updates & safety features implemented throughout! Offering immense opportunity with a spacious allotment boasting a generous 24 meter (approx.) frontage, this could be the perfect home or investment! Convenience is a luxury this property radiates being positioned in close proximity to an array of amenities & common travel routes, it's no doubt an amazing opportunity that won't last long!

Property Features:

- Master bedroom with built-in robes.
- Bedroom 2 generously sized with built-in storage.
- Bedroom 3/ games room to the rear of the home boasting separate living opportunity.
- Main bathroom in great condition.
- Beautifully renovated kitchen with modern appliance options, ample cabinetry & bench space.
- Spacious lounge & dining layout.
- Large living area with 2 access points to the rear yard & outdoor entertaining area.
- Sectioned off undercover outdoor entertainment area.
- Large & simple backyard, highly sought after in today's market.
- Extensive shedding, with main shed having an automatic roller door, promoting storage security.

3  1  1 

FOR SALE
\$600,000 - \$660,000

VIEW
By Appointment

AGENTS
Matthew Nudo
0497 804 034
matthewn@ljhsales.com.au

AGENCY
LJ Hooker Property Specialists Gawler |
Barossa
(08) 8522 3311

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.

 **LJ Hooker**

- Ducted evaporative cooling.
- Wall heater in lounge room.
- Living, bedroom 2 & master bedroom with roller shutters.
- Verandah extending from front porch.
- Newly installed automatic front gate in pristine condition.
- High quality window treatments & surface materials throughout.
- 1 security camera (approx.)
- 24 meter (approx.) frontage.
- Flourishing & highly sought after location.
- Abundance of vehicle parking space.

Close to local amenities such as Elizabeth Downs Primary & Trinity College Blakeview, as well as under 10 minutes (approx.) from Munno Para & Elizabeth shopping centre! A short drive away from Main North Road & One Tree Hill. 20 minutes (approx.) from the heart of Gawler & 45 minutes (approx.) from Adelaide's CBD.

If you are interested in this wonderful opportunity, please contact Matthew Nudo on 0497 804 034 for any enquiries or to register your interest.

CT/ 5266 / 143
 Land size / 780m2 (approx.)
 Internal Living / 82m2 (approx.)
 Year Built / 1960

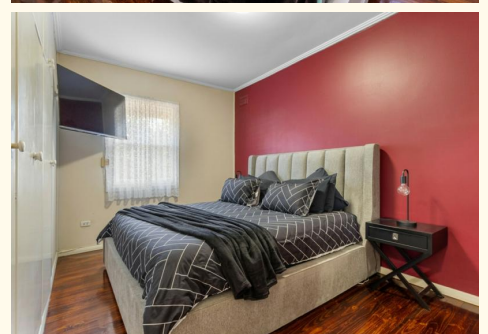
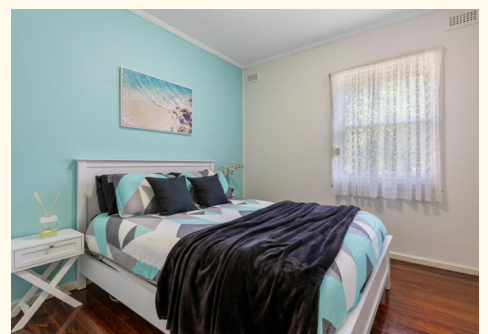
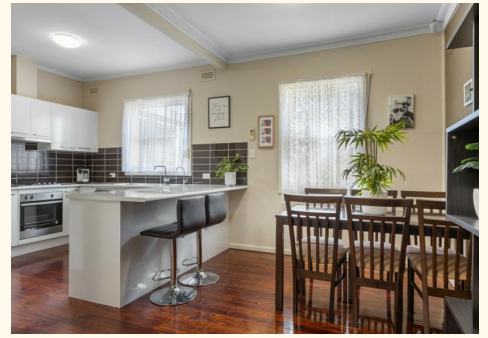
All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 343733

MORE DETAILS

Property ID	1W0MG54
Property Type	House
House Size	82 m2
Land Area	780 m2
Including	Air Conditioning Ducted Cooling Evaporative Cooling Dishwasher Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage

Matthew Nudo 0497 804 034
 Sales Specialist | matthewn@ljhsales.com.au

LJ Hooker Property Specialists Gawler | Barossa (08) 8522 3311
 26 Adelaide Road, GAWLER SA 5118
gawlerbarossa.ljhooker.com.au | gawler@ljhsupport.com.au





Living:	132.08SQ.M
Garage/Verandah:	60.15SQ.M
Shed:	9.35SQ.M
TOTAL:	201.58SQ.M

This Drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be relied upon should be independently verified.