



4 Hocking Street, Elizabeth Downs

Smart Start or Investment Opportunity

James Frencken of LJ Hooker Craigmore | Elizabeth | Salisbury proudly presents this neat and well-maintained semi-detached home, offering a fantastic opportunity for first home buyers looking to enter the market or investors seeking a solid addition to their portfolio.

Set on approximately 428sqm, the home offers a simple and functional layout with comfortable living throughout. While retaining some original features, it has been well looked after and presents a great opportunity to move in as is, or update over time to add further value.

Inside, the home features three bedrooms, a bathroom, and a lounge area that flows through to the open kitchen and dining space, creating a practical layout for everyday living.

Outside, the home offers easy-care grounds along with a carport providing covered parking.

Key Features:

- Three bedrooms
- Lounge area
- Open kitchen and dining space

3 1 1

FOR SALE

UNDER CONTRACT BY JAMES FRENCKEN

AGENTS

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AGENCY

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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.



- Functional layout
- Carport for covered parking
- Neat and tidy throughout

Specifications:

- CT: 5142 / 546
- Council: City of Playford
- Built: 1960 (approx.)
- Land: 428sqm (approx.)
- Rental Estimate: \$430 - \$450 per week
- Easements: Subject to party wall right(s) over the land marked B (RE 7529039), Subject to service easement(s) over the land marked A for sewerage purposes to South Australian Water Corporation (223LG RPA), Together with party wall right(s) over the land marked C (RE 7529039).

Positioned in the well-connected suburb of Elizabeth Downs, this home offers a convenient lifestyle close to local schools, parks, and public transport. Enjoy easy access to Munno Para Shopping Centre and Elizabeth City Centre, providing a wide range of major retailers, supermarkets, dining options, and everyday essentials, with a local IGA also just moments away. This location offers strong appeal for both homeowners and tenants alike.

A great opportunity to enter the market, invest, or add value over time.

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	68P6FDC
Property Type	House
Land Area	428 m2

James Frencken 0476 871 921

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INTERNAL	-	74.8 SQM
EXTERNAL	-	28.8 SQM
TOTAL	-	103.3 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.