

## Elizabeth Downs, 4 Parham Street

Inspection by appointment.



A Big Block with Big Possibilities!

Situated on a generous 820sqm (approx.) block with a frontage of 20.12m (approx.) is your next investment opportunity. With a 3 bedroom home offering a main lounge with a meals area adjacent, and dining room to the other side of the kitchen which may also serve as a study for those who work from home. With a depth of approx. 40m on both sides, no easements and drive through side access to the rear yard and garage shed. A natural wonderland currently with many trees and shrubs making the yards cooler and shaded, attracting an abundance of birdlife for those looking for privacy and tranquility.

Features include:

- \* Big Block of 820sqm (approx.) No easements
- \* 20.12m frontage offering possibilities for subdivision \*subject to planning approval and council consent



**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.

**For Sale**  
UNDER CONTRACT

**View**  
[ljhooker.com.au/2BE5GJU](http://ljhooker.com.au/2BE5GJU)

**Contact**  
**Shaun Roberts**  
0435 367 534  
[shaunr@ljhsales.com.au](mailto:shaunr@ljhsales.com.au)

**LJ Hooker Greenwith | Golden Grove**  
**| Mawson Lakes | Modbury**  
**(08) 8289 6660**

- \* 3 bedrooms
- \* Central lounge off main entry with meals area
- \* Kitchen overlooking the rear yard
- \* Extra dining room or possible study
- \* Split Air Conditioning unit in main area
- \* Carport with space for 2 vehicles
- \* x2 sheds
- \* Rear verandah overlooks large leafy backyard

Only a short drive to nearby Main North Road, shops and schools this is the perfect home to rent out and give yourself time to work out your next move! Situated in a suburb seeing lots of redevelopment and new homes being build, what would your plans be?

Enquire today.

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 either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 208516

## More About this Property

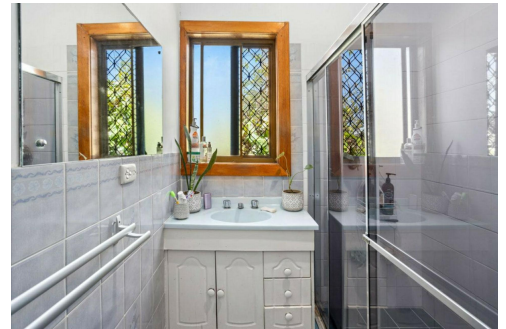
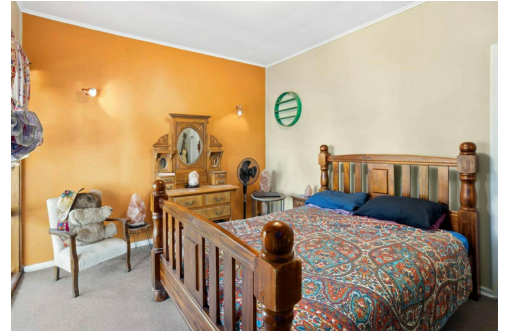
<b>Property ID</b>	2BE5GJU
<b>Property Type</b>	House
<b>House Size</b>	104 m2
<b>Land Area</b>	820 m2
<b>Including</b>	Outdoor Entertaining Secure Parking Fully Fenced

**Shaun Roberts 0435 367 534**

Managing Partner | Sales Specialist | shaunr@ljhsales.com.au

**LJ Hooker Greenwith | Golden Grove | Mawson Lakes | Modbury (08) 8289 6660**

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TOTAL



Living



Shed



Carport



Verandah



Pergola

Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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