



4 Wasley Street, Elizabeth Downs

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## Move-In Ready Living with Space, Value and Flexibility

James Frencken from LJ Hooker Craigmore | Elizabeth | Salisbury proudly presents this neat, tidy and move-in ready home, offering an outstanding opportunity for first-home buyers, young families and savvy investors alike. Set on a generous 847sqm (approx.) allotment, the property features excellent street appeal, a functional floor plan and a beautifully maintained interior.

Outside, the impressive large backyard provides loads of usable space, perfect for kids, pets, entertaining or simply enjoying the outdoors, while the generous carport, rear verandah and garage/shed add practicality and flexibility for everyday living.

An exceptional opportunity offering great value, comfortable living and the space to grow.

### Key Features We Love:

- Ceiling fans to all bedrooms, living area and kitchen/dining-
- Generous carport with drive-through access to the garage/shed
- Heating and cooling for year-round comfort
- Rear verandah ideal for outdoor living
- Close to schools, parks and amenities

**FOR SALE**  
UNDER CONTRACT

### AGENTS

James Frencken  
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james.frencken@ljhces.com.au

Corey Voss  
0412 262 180  
corey.voss@ljhces.com.au

### AGENCY

LJ Hooker Craigmore | Elizabeth |  
Salisbury  
(08) 8255 9555

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

- 847sqm allotment (approx.)
- No easements or encumbrances

**Specifications:**

- CT: 5243 / 935
- Council: City of Playford
- Built: 1966
- Land: 847sqm (approx.)
- Easements: NIL
- Estimated rental assessment: \$530 - \$550 per week

Situated in a well-connected part of Elizabeth Downs, the home is close to Munno Para Shopping City, Elizabeth City Centre, local schools, parks and public transport, making everyday living simple and convenient. A fantastic opportunity offering strong value and the space and flexibility that buyers at every stage will appreciate.

Contact James Frencken on 0476 871 921 to register your interest today!

**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	680EFDC
Property Type	House
Land Area	847 m2

**James Frencken 0476 871 921**

Sales Representative | james.frencken@ljhces.com.au

**Corey Voss 0412 262 180**

Licensee & Senior Sales Representative | corey.voss@ljhces.com.au

**LJ Hooker Craigmores | Elizabeth | Salisbury (08) 8255 9555**

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## 4 Wasley Street, Elizabeth Downs



INTERNAL - 126.7 SQM  
 EXTERNAL - 124.5 SQM  
 TOTAL - 251.2 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.

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