



Elizabeth Downs, 41 Stratton Road

Perfect Family Home or Investment Opportunity!

Andrew Rose of LJ Hooker proudly presents this charming three-bedroom, one-bathroom home to the market, offering delightful living spaces, a spacious backyard, and convenient access to a plethora of amenities, making it an ideal choice for young families or savvy investors.

Nestled on a generous 697sqm (approx) block free of easements, this property holds promising prospects for the future. Upon entry, you're greeted by a bright lounge area, leading seamlessly into the modest yet functional kitchen/meals space, boasting ample storage options.

The three bedrooms offer ample accommodation, ensuring a tranquil haven at day's end, with built-in robes enhancing the convenience of bedrooms 1 and 2. Outside, a sprawling verandah spans the rear of the home, accompanied by a secure carport with roller door and a substantial garage, catering to all your storage needs.



For Sale
UNDER CONTRACT BY ANDREW ROSE

View
ljhooker.com.au/65BPFDC

Contact
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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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(08) 8255 9555

Features we Love:

- Solar System
- Reverse Cycle Airconditioning
- Large rear Garage
- Large Allotment no Easements
- Roller Shutters to the front of the home

Specifications:

CT / 5081/864

Council / Playford

Built / 1973

Land / 697m2 (approx.)

Frontage / 20m (approx.)

Easements / NIL

Estimated rental assessment / \$460 - \$480 per week

Please Note: This home is currently tenanted at \$370 per week until July 2024

Convenience reigns supreme with this property, as it enjoys proximity to local parks, enticing dining options, and vibrant shopping hubs. Just a short drive away lie both Elizabeth Downs Primary School and Hope Christian College, while Dwight Reserve provides an ideal playground for families. Furthermore, the bustling Munno Para Shopping City and Elizabeth City Centre are within easy reach, offering an array of amenities to enhance your lifestyle.

Contract Andrew Rose 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 About this Property

Property ID	65BPFDC
Property Type	House
Land Area	697 m ²

Andrew Rose 0421 988 597

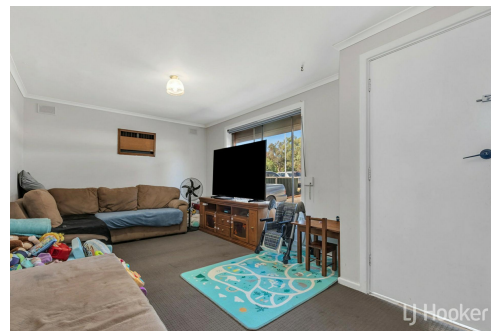
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41 Stratton Road, Elizabeth Downs

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

Produced by **Property Portraits**

Interior 89m²
Exterior 87m²
Garage 21m²

197m²
TOTAL



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