

4A Mavros Road, Elizabeth Downs

## Comfortable Living, Solid Investment

James Frencken of LJ Hooker Craigmore | Elizabeth | Salisbury proudly presents this comfortable and functional home, offering an easy-care lifestyle with broad appeal for both owner occupiers and investors.

Built in 2014 and set on approximately 350sqm, this is a home that delivers comfort, functionality and convenience, with nothing left to do but move in and enjoy or lease out and benefit from strong ongoing demand in the area.

Currently tenanted with reliable tenants who are happy to stay on, this presents an outstanding opportunity for investors seeking immediate rental income from day one, while keeping the option open to move in down the track.

Inside, the home offers a practical and well-designed layout with a light-filled open plan living and dining area, complemented by a well-equipped kitchen featuring stainless steel appliances, gas cooktop and dishwasher. All three bedrooms are well-sized with built-in robes and ceiling fans, while the master bedroom is positioned privately and complete with its own ensuite.

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**FOR SALE**  
\$640,000 - \$660,000

**VIEW**  
By Appointment

**AGENTS**  
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Corey Voss  
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**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**

Comfort is ensured year-round with reverse cycle heating and cooling, while the overall design makes for easy, low-maintenance living.

#### Key Features:

- Three well-sized bedrooms with built-in robes and ceiling fans
- Master bedroom with ensuite
- Spacious open plan living and dining area
- Kitchen with stainless steel appliances, gas cooktop and dishwasher
- Central bathroom with separate toilet and functional laundry
- Reverse cycle heating and cooling
- Low maintenance front and rear yards
- Double garage with automatic panel lift door

#### Specifications:

- CT: 6060 / 598
- Council: City of Playford
- Built: 2014 (approx.)
- Land: 350sqm (approx.)
- Easements: Subject to service easement(s) over the land marked B for sewerage purposes to South Australian Water Corporation (223LG RPA)
- Estimated rental return: \$560 - \$580 per week.

Please Note: This property is currently tenanted at \$510 per week until August 2026.

Positioned in a convenient and well-connected location, you are just moments from Elizabeth City Centre, Munno Para Shopping City, public transport including the nearby train station, along with local schools and parks such as Agana Park and South Downs Primary School.

A smart, low-maintenance home offering immediate return, long-term flexibility and strong overall appeal.

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	68MZFDC
Property Type	House
Land Area	350 m2

#### James Frencken 0476 871 921

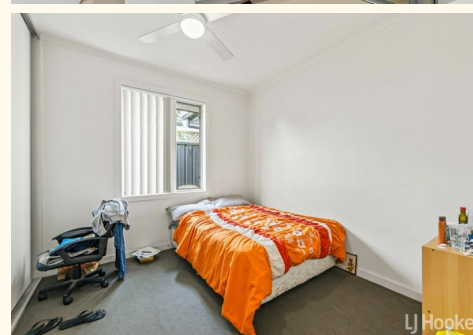
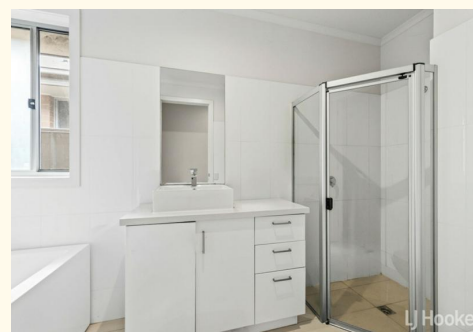
Sales Representative | james.frencken@ljhces.com.au

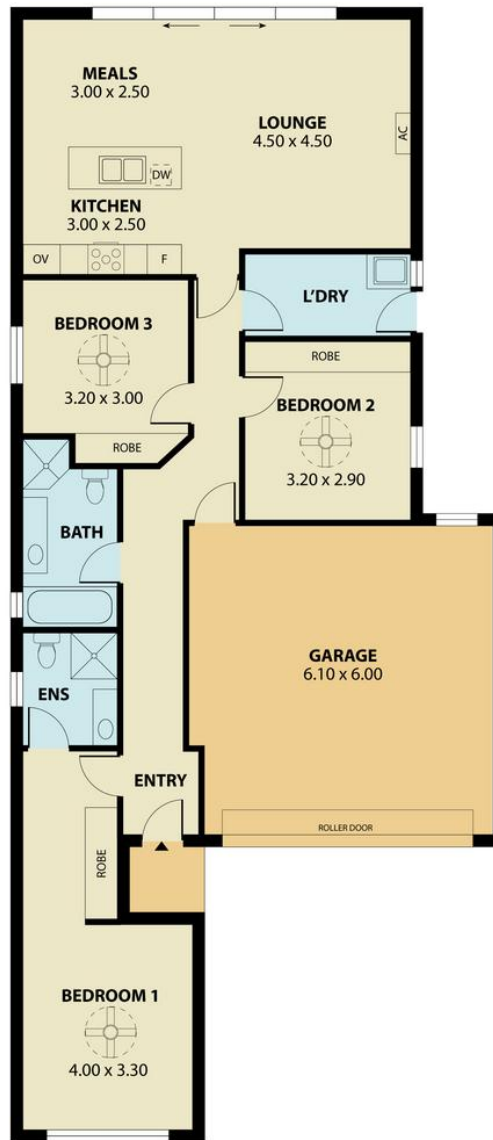
#### Corey Voss 0412 262 180

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

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

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INTERNAL	-	109.0 SQM
EXTERNAL	-	37.0 SQM
TOTAL	-	146.0 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.