



Elizabeth Downs, 50 Stakes Crescent

Stake Your Claim

You'll only need moments in this home to understand the quality on offer. Fresh paint, new flooring, well kept carpet, a blank canvas for your next investment or place to call home. The neutral tones and crisp whites invite your own style, or introduction of bold colour, to really bring the place to life.

The updated kitchen and bathroom only add to the features on offer, with years of enjoyment to come. Be it the quietness of the street, the prime location, or the little effort required to maintain, make sure this is one you don't let slip through your fingers.

Stepping outside you'll find a beautifully paved undercover area, spilling onto green, green grass. The spacious yard is one of the many highlights of the home, with endless potential and very few trees to stand in your way. Off the side of the home is a carport, guarded by a gate, for convenient undercover parking.



For Sale
\$435,000 - \$475,000

View
ljhooker.com.au/66T0FDC

Contact
Steve Jacobs
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Bradley Clarke
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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.

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

It is with great pleasure that LJ Hooker Craigmore | Elizabeth, Steve Jacobs and Bradley Clarke present this unique opportunity to the public, with the utmost intention to give each and every buyer the best opportunity to secure the home. If you have any questions not covered in this outlay, please do not hesitate to contact Bradley on 0422 070 240

Location highlights:

- Convenient access to the Northern Connector, taking only 40 minutes to arrive in the city
- A leisure stroll to the magnificent Argana Park
- Around the corner from local schools for easy morning commutes
- Close to your local IGA for all your daily essentials, while local eateries and takeaway shops are dotted throughout the area
- A quick 5-minutes to Munno Para Shopping City for all your major brand name shopping outlets, cafés and entertainment options

Specifications:

CT / 5161 / 242

Council / Playford

Zoning / GN

Built / 1960

Land / 578m2 (approx)

Council Rates / \$390.35pq approx

Emergency Services Levy / TBA

SA Water / \$165.55pq approx

Estimated rental assessment: \$430 - \$450 p/w (Written rental assessment can be provided upon request)

Nearby Schools / Elizabeth Downs Primary School, Craigmore High School, Trinity College Blakeview

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	66T0FDC
Property Type	House
Land Area	576 m2

Steve Jacobs 0411 045 329

Sales Representative | steve.jacobs@ljhces.com.au

Bradley Clarke 0422 070 240

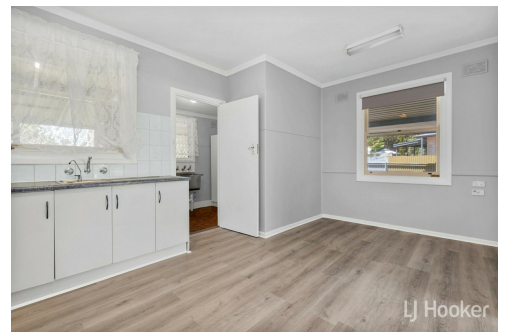
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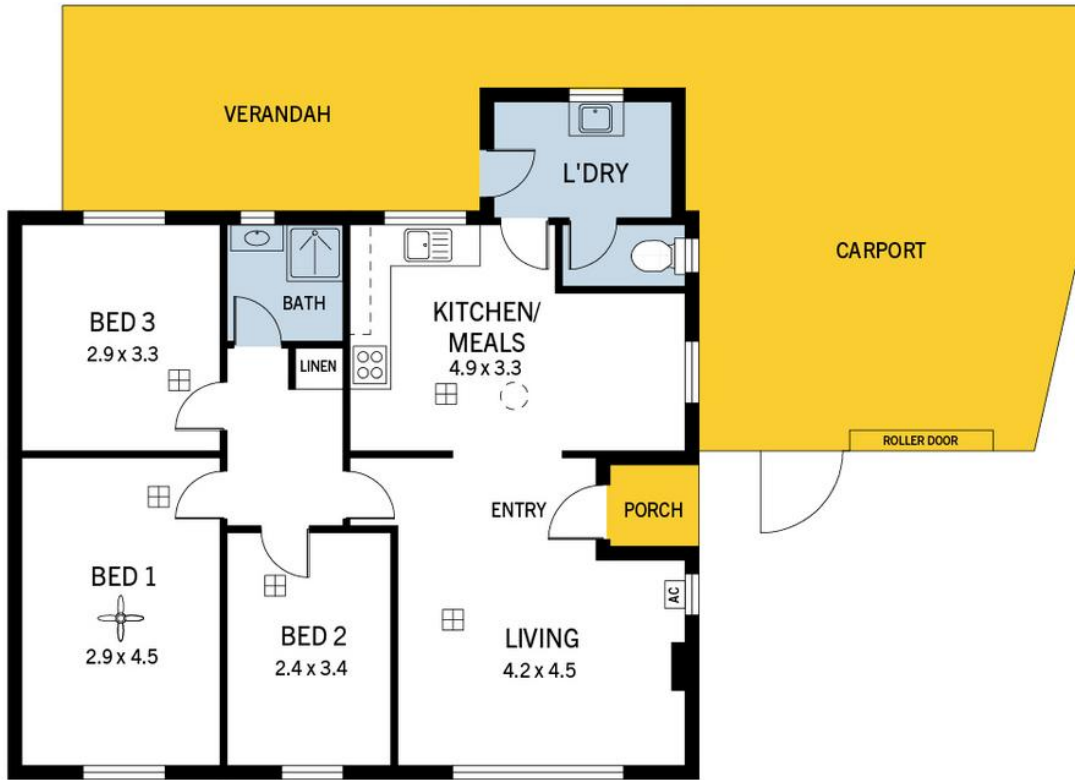


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SHED
3.0x 2.0

NOT IN ACTUAL LOCATION

RWT



50 Stakes Crescent, Elizabeth Downs

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

Produced by Property Portraits

Interior	79m ²
Exterior	58m ²
Shed	06m ²

143m²
TOTAL



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