



56 Hamblynn Road, Elizabeth Downs

Neat, Spacious & Ready to Enjoy!

James Frencken of LJ Hooker Craigmore | Elizabeth | Salisbury proudly presents this beautifully maintained property - ideal for first-home buyers, young families, investors or those needing room for all the toys!

Need plenty of parking? Have a boat, trailer or caravan? This property has you covered with multiple undercover carports and a large driveway for extra vehicles.

Inside, you'll find a newly renovated kitchen with ample bench space, and plenty of storage. The home offers three great-sized bedrooms, all with ceiling fans and built-in robes, plus a spacious L-shaped lounge and dining area with its own ceiling fan for year-round comfort.

Step outside to a generous backyard offering plenty of room for kids to play and for entertaining family and friends under the lovely verandah/pergola area. Complete with secure fencing, powered sheds and a solar system, this home combines practicality with lifestyle appeal.

A fantastic opportunity in a convenient location, offering exceptional

3 1 2

FOR SALE
UNDER CONTRACT

AGENTS

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AGENCY

LJ Hooker Craigmore | Elizabeth |
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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

value and lifestyle flexibility!

Key features we love:

- Beautifully updated kitchen and living/dining Area
- Ceiling fans to bedrooms and living area
- Heating and cooling
- Multiple carports with additional parking
- Large verandah and pergola area
- Close to schools and parks
- 778sqm allotment (approx.)

Specifications:

- CT / 6147 / 892
- Council / Playford
- Built / 1971
- Land / 778m2 (approx.)
- Easements / SUBJECT TO SERVICE EASEMENT(S) OVER THE LAND MARKED A FOR SEWERAGE PURPOSES TO SOUTH AUSTRALIAN WATER CORPORATION (223LG RPA)
- Estimated rental assessment / \$500-\$510 per week

Situated in a quiet street within easy reach of Elizabeth Downs Primary School, Munno Para Shopping Village, sporting clubs, and local parks, this home offers comfort, convenience, and a great lifestyle. Close to Munno Para Shopping City, Elizabeth City Centre, Agarna Park, local schools, and public transport, it provides easy access to all amenities and a direct route to the Adelaide CBD.

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	67VWFDC
Property Type	House
Land Area	778 m2

James Frencken 0476 871 921

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INTERNAL - 116.3 SQM
 EXTERNAL - 166.0 SQM
 TOTAL - 282.3 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.