

Elizabeth Downs, 6 Robins Street

Big Block In Stock



The stunning red brickwork sets the tone for this home on a prime allotment in the heart of the northern suburbs. Stepping inside, you're greeted with subtle neutral tones, hard wearing tiling and an open plan living/dining which feeds off the kitchen. Coming to that kitchen, you'll find beautiful feature tiling as a centrepiece, with contrasting emerald benchtops, just to add a touch of colour.

The main hallway leads you to three spacious bedrooms, with hard wearing vinyl tiling, and built in robes to all. An updated bathroom compliments the three bedrooms, with both a bath and shower, depending on what mood you're in. Lastly, we have the large laundry, featuring the second toilet and vanity for added convenience.

Into the back yard, you'll see plenty of undercover area, with a verandah off the back of the home and a carport to the right. There's also a lock up garage with roller door, with the ability to drive through from the carport, fully lined. The garden is well maintained, with a

For Sale
\$510,000 - \$540,000

View
ljhooker.com.au/668XFDC

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few trees for shade on a summer's day. The undercover area is also fenced from the rest of the yard, to offer versatility and flexibility. Just looking at the aerial view of the block gives you an idea of the endless possibilities in store (STCC).

It is with great pleasure that LJ Hooker Craigmore | Elizabeth | Salisbury 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 leisurely stroll to the magnificent St Leonard Reserve
- Around the corner from local schools for easy morning commutes
- Close to your local Coles for all your daily essentials, while local eateries and takeaway shops are dotted throughout the area
- A quick 2-minutes to Munno Para Shopping City for all your major brand name shopping outlets, cafés and entertainment options

Please note this home is currently tenanted at \$400 per week until March 2025.

Specifications:

CT / 5391 / 264

Council / Playford

Zoning / GN

Built / 1960

Land / 737m2 (approx)

Council Rates / TBA

Emergency Services Levy / TBA

SA Water / \$153.70pq approx

Estimated rental assessment: \$480 - \$510 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



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More About this Property

Property ID	668XFDC
Property Type	House
Land Area	724 m ²

Bradley Clarke 0422 070 240

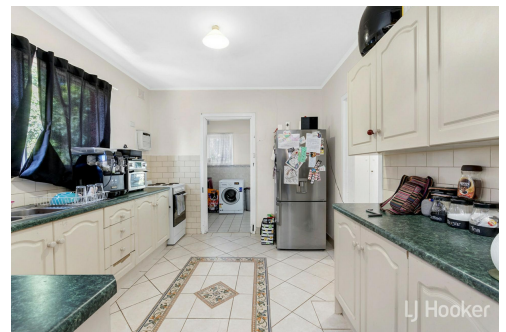
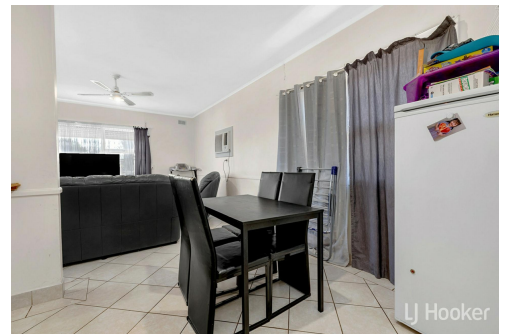
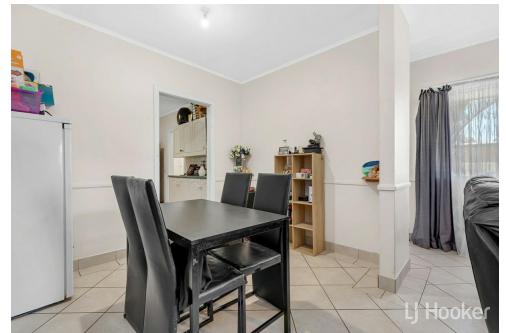
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DISCLAIMER: Floorplan and area calculation are approximate and for illustration purposes only.
Produced by **Property Portraits**

Interior	114m ²	277m² TOTAL
Carport	56m ²	
Verandah	68m ²	
Shed	39m ²	