



Elizabeth Downs, 66 Stakes Crescent

Buy One or Buy The Pair!!

Andrew Rose is pleased to offer two well-maintained homes on separate titles, each with great potential and updates throughout. It's not often you come across a pair of semi-detached properties that have been so well looked after and updated.

Positioned on a combined 935sqm block (approx.) with a 25.6-meter frontage (approx.), and ideally located within walking distance to shops and schools, this opportunity also boasts fantastic future subdivision potential (subject to council consent).

Number 66:

- 3 spacious bedrooms, 1 bathroom
- Separate lounge room
- Open-plan kitchen/dining
- Hardwood floors
- Heating and cooling for year-round comfort



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.

SOLD



For Sale
UNDER CONTRACT BY ANDREW ROSE

View
ljhooker.com.au/665YFDC

Contact
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andrew.rose@ljhces.com.au

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

- Large Rear Shed

Number 68:

- 2 spacious bedrooms, 1 bathroom
- Generously sized separate living room
- Open-plan kitchen/dining
- Hardwood floors

Specifications:

CT / TWO TITLES

Number 66- 5413/742

Number 68 —5413/944

Council / Playford

Built / 1960

Easements / Subject to Service Easement(s) over the land marked A for Sewerage

Purposes to South Australia Water Corporation (223LG RPA)

Subject to Party wall right(s) over the land marked A

Together with party wall right(s) over the land marked B

Estimated rental assessment /

Number 66 per week / \$390-\$420 per week

Number 68 per week / \$460-\$480 per week

Please note:

Number 66 is currently tenanted at \$350 per week until April 2025

Number 68 is currently tenanted at \$350 per week until February 2025

Perfectly located near Elizabeth Downs Primary School, these properties provide convenient access to Munno Para Shopping Centre with its vast selection of shops and restaurants. Enjoy close proximity to Argana Park, a hub for sports and recreation. These homes offer not just a place to live, but a lifestyle-making them ideal for families seeking both comfort and convenience.

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 665YFDC

Property Type House

Andrew Rose 0421 988 597

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66/68 Stakes Crescent, Elizabeth Down

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

Interior 135m²
PorchS 14m²
Garage/Shed 41m²

190m²
TOTAL