



Elizabeth Downs, 88 Hamblynn Road

Invest, Develop and Live!

This property ticks all the boxes - featuring a long-term tenant who's eager to stay, a generous allotment with potential for subdivision (STCC), and recent updates that make it move-in or rent-out ready.

Tucked behind a tall privacy hedge, this home features beautifully maintained gardens, an inviting outdoor entertaining area, and plenty of space for kids and pets to enjoy - making it an ideal family haven.

It also offers ample off-street parking, along with secure space for multiple vehicles, trailers or toys under the expansive carport and in the rear garage/workshop.

This lovely home is just a short stroll from local shops, schools, parks and public transport that offers easy access to Adelaide CBD and surrounding suburbs, is sure to tick plenty of boxes for you!

3 1 5

For Sale

\$549,000 - \$599,000

View

ljhooker.com.au/2BRHGJU

Contact

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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.

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You will love:

- * Updated and well-appointed kitchen with ample storage
- * Updated bathroom with shower and separate bath
- * Three large bedrooms, all with built-in robes
- * Ducted evaporative cooling throughout
- * Combustion heater and reverse cycle air-conditioner for year-round comfort
- * Roller shutters for added security
- * Carport for three vehicles with auto panel lift door
- * Garage/workshop with space for two additional vehicles
- * Large rear veranda, perfect for entertaining
- * Landscaped low maintenance allotment with established gardens
- * Large flat and rectangular allotment of approximately 836sqm with 22.8m frontage
- * For investors, please request a copy of the current rental appraisal

Don't miss the chance to see what this property has to offer!

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 208516

More About this Property

Property ID	2BRHGJU
Property Type	House
Land Area	840 m2

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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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