



9 Justinian Street, Elizabeth Downs




## An Exciting Opportunity with Added Flexibility

Andrew Rose of LJ Hooker is proud to present this well-positioned family home, offering four bedrooms including a versatile external rumpus room, all set on a generous 715sqm (approx.) allotment with an impressive 17-metre frontage (approx.), delivering comfort, functionality, and plenty of space to move and grow.

From the moment you arrive, the home makes a strong impression with a secure motorised front gate, roller shutters, ample off-street parking, and a secure carport with roller door-providing both convenience and peace of mind.

Inside, the home has been refreshed to create a modern and inviting feel, featuring updated flooring, a fresh coat of paint, and an updated kitchen, bathroom, and laundry plus so much more. The layout flows effortlessly, offering three well-sized bedrooms, a light-filled lounge, and a functional kitchen and dining area, complemented by a central bathroom, separate W.C., and dedicated laundry.

Outdoors, the property continues to deliver with a verandah overlooking the yard, a large shed, and an impressive freestanding rumpus room-ideal for entertaining, storage, or creating a versatile

4  1  3 

**FOR SALE**  
\$650,000 - \$690,000

**VIEW**  
By Appointment

**AGENTS**  
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James Frencken  
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**AGENCY**  
LJ Hooker Craigmore | Elizabeth |  
Salisbury  
(08) 8255 9555

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**

second living space. The spacious gardens provide plenty of room for kids and pets to enjoy.

Key features we love:

- Freshly Painted Throughout
- Inside Features
- Heating and Cooling
- Solar System with 2 x Batteries
- Roller Shutters
- Motorised front gate
- Second toilet located off the laundry
- Close to Shops, Schools and Parks
- 715 Sqm (approx.)

Specifications:

- CT / 5280/591
- Council / Playford
- Built / 1960
- Land / 715m2 (approx.)
- Frontage / 17 metres (approx.)
- Easements / Nil
- Estimated rental assessment / \$550-\$570 per week

Conveniently located within walking distance to public transport and Elizabeth Downs Primary School, and just a short drive to Elizabeth and Munno Para shopping centres, this home offers an easy-care lifestyle in a well-connected location.

A well-rounded opportunity with space, updates, and flexibility-ready for you to move in and enjoy.

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	68KUFDG
Property Type	House
House Size	104 m2
Land Area	715 m2

**Andrew Rose 0421 988 597**

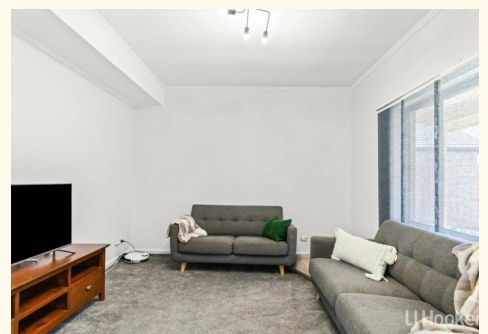
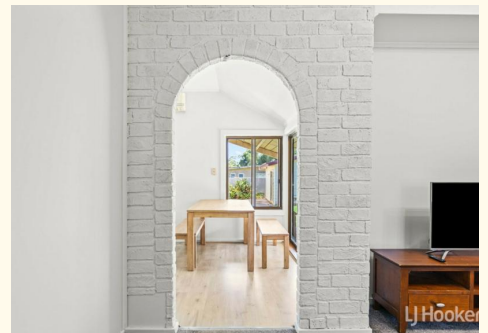
Senior Sales Representative | [andrew.rose@ljhces.com.au](mailto:andrew.rose@ljhces.com.au)

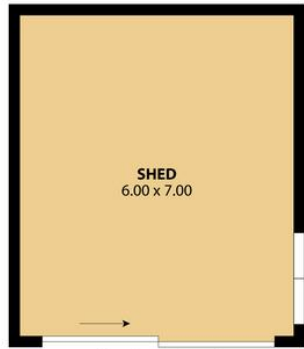
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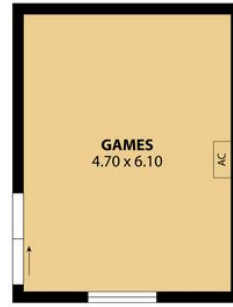
**LJ Hooker Craigmore | Elizabeth | Salisbury (08) 8255 9555**

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(Not In Position)



(Not In Position)



## 9 Justinian Street, Elizabeth Downs



INTERNAL	-	96.6 SQM
EXTERNAL	-	131.4 SQM
TOTAL	-	228.0 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.