



32/5 Campbell Road, Elizabeth Downs

Simple, Secure & Stylish

James Frencken of LJ Hooker proudly presents this stylish and modern townhouse, offering comfortable, low-maintenance living in a secure and convenient location.

Step through the private gated entrance and discover a welcoming home where modern finishes, natural light and thoughtful design come together to create a space you'll love calling home.

Upon entering, you're greeted by an inviting open-plan living and dining area, where timber-look flooring flows seamlessly through to a beautifully appointed kitchen. Featuring generous bench space, contemporary cabinetry and quality appliances, this practical and functional space is perfect for everyday living or entertaining guests.

Upstairs, two generously sized bedrooms feature built-in wardrobes, while the master bedroom enjoys direct access to a private balcony with an elevated outlook. A modern two-way bathroom and additional space suitable for a study nook complete the upper level, providing flexibility for everyday living.

Outside, a secure front courtyard and covered rear area offer easy-care outdoor spaces, complemented by a private carport with automatic roller door access. Combining modern comfort with

2 1 1

FOR SALE
BEST OFFERS

VIEW
Sat 21st Nov @ 11:05AM - 11:35AM

AGENTS

James Frencken
0476 871 921
james.frencken@ljhces.com.au

William Elliott
0499 880 447
william.elliott@ljhces.com.au

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

practical design, this townhouse presents an excellent opportunity for first-home buyers, downsizers and investors alike.

Conveniently positioned directly opposite Elizabeth Downs Primary School, this home places everyday essentials within easy reach. A local shopping complex featuring an IGA supermarket and additional specialty stores is located just behind the development, while nearby public transport, petrol stations and local services add to the convenience. Elizabeth City Centre, Munno Para Shopping City and surrounding shopping, dining and recreational facilities are also easily accessible.

Whether you're entering the property market, looking to simplify your lifestyle or expanding your investment portfolio, 32/5 Campbell Road presents a fantastic opportunity to secure a stylish, low-maintenance home in a convenient location.

Vacant and ready for its new owners to move straight in and enjoy!

Key Features
- Two spacious bedrooms with built-in sliding wardrobes
- Master bedroom with private balcony access
- Modern two-way bathroom with glass-enclosed shower
- Spacious open-plan living and dining area
- Contemporary kitchen with gas cooktop, electric oven and ample overhead cabinetry
- Ducted heating and cooling throughout
- Timber-look flooring to downstairs living areas
- Carpeted bedrooms, hallway and staircase
- Additional upstairs space suitable for a study nook
- Separate laundry with built-in cabinetry and bench space
- Covered, paved rear courtyard
- Private carport with automatic roller door
- Coded electric gate providing secure access to the shared driveway
- Conveniently located close to schools, shops and public transport

Specifications
- Council / City of Playford
- CT / 6273/182
- Title / Community Title
- Easements / Nil
- Land Size / 89sqm (approx.)
- Built / 2022

For further information or to arrange an inspection, contact James Frencken of LJ Hooker on 0476 871 921

To make an offer, visit the link below:
https://shorturl.at/wBGfX

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

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.

MORE DETAILS

Property ID	69ANFDC
Property Type	House
Land Area	89 m2
Including	Air Conditioning Dishwasher Built-in-Robes Secure Parking







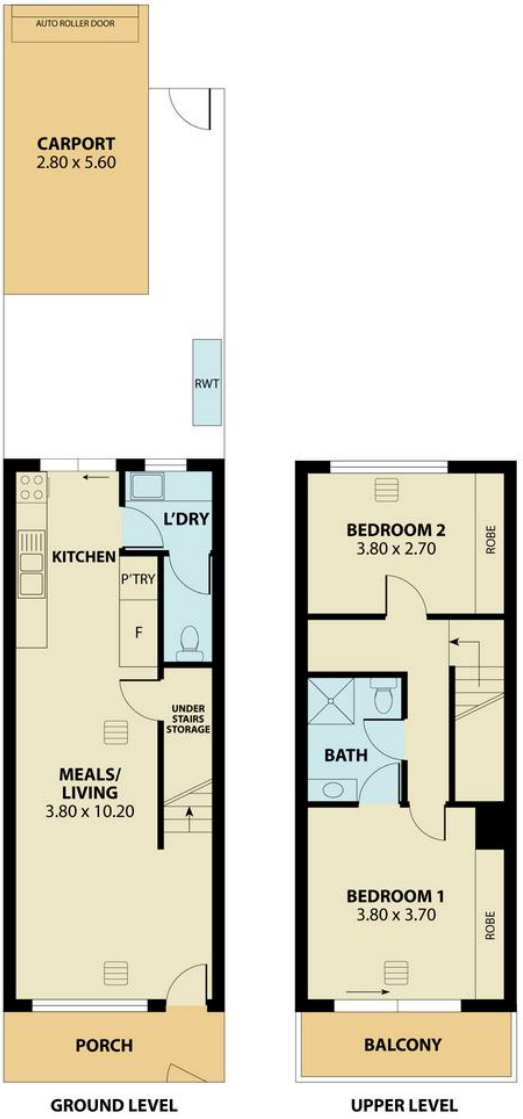




James Frencken 0476 871 921
Sales Representative | james.frencken@ljhces.com.au
William Elliott 0499 880 447
Sales Representative | william.elliott@ljhces.com.au

LJ Hooker Craigmore | Elizabeth | Salisbury (08) 8255 9555
Shop 17, Craigmore Village, Yorktown Road, CRAIGMORE SA 5114
craigmoreelizabeth.ljhooker.com.au | Office@ljhces.com.au

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.



32/5 Campbell Road, Elizabeth Downs

INTERNAL - 85.0 SQM
EXTERNAL - 22.0 SQM
TOTAL - 107.0 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.

PRODUCED BY urban. creative

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