



10 Benham Street, Elizabeth East

## Affordable Entry into the Property Market!

Ideal Investment, First Home, or Downsizer Opportunity

Positioned in the ever-popular suburb of Elizabeth East, this well-presented two-bedroom semi-detached home offers an affordable opportunity for first home buyers, investors or those looking to downsize.

Set on a generous allotment of approx. 609m<sup>2</sup>, the home provides comfortable living with plenty of potential to add your own personal touches and increase value over time.

Step inside and discover a light-filled lounge, functional kitchen with ample cupboard space, and two well-sized bedrooms.

Outside, the property features a massive carport with rolled door leading to the double garage and tool shed providing secure off-street parking, along with a spacious rear yard offering room for entertaining, gardening or future improvements (subject to any necessary approvals).

For the investor the home is currently tenanted on a fixed lease until February 2027 and returning a rental amount of \$400 per week.

2 1 5

**FOR SALE**  
\$530,000 - \$550,000

**VIEW**  
By Appointment

**AGENTS**  
Corey Voss  
0412 262 180  
corey.voss@ljhces.com.au

James Frencken  
0476 871 921  
james.frencken@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

Features include:

- Two good-sized bedrooms
- Spacious lounge room
- Functional kitchen with ample storage
- Neat bathroom
- Separate laundry
- Huge carport providing undercover parking
- Generous rear yard
- Affordable investment or first home opportunity
- Convenient location close to schools, shops, parks and public transport

Situated within easy reach of local shopping centres, schools, reserves and major transport links, this is a fantastic opportunity to secure a property in a location that continues to attract strong buyer interest.

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	68XMFDC
Property Type	House
House Size	72 m2
Land Area	609 m2

### Corey Voss 0412 262 180

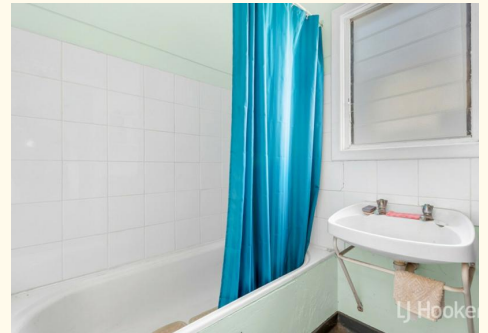
Licensee & Senior Sales Representative | [corey.voss@ljhces.com.au](mailto:corey.voss@ljhces.com.au)

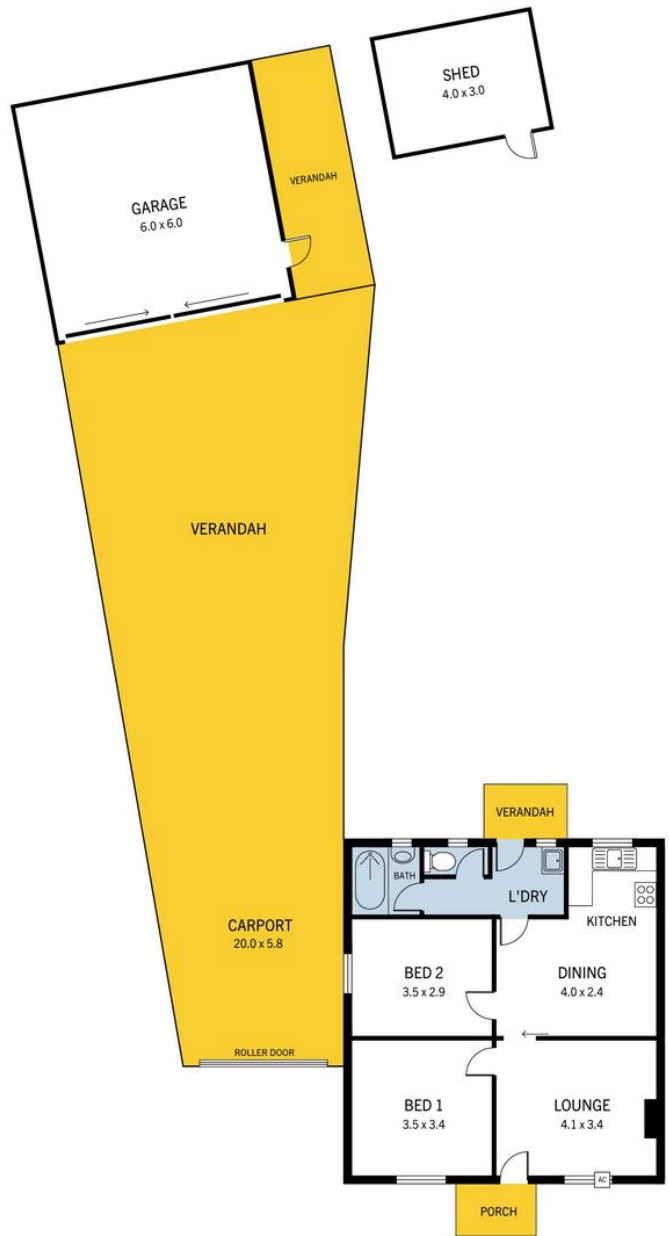
### James Frencken 0476 871 921

Sales Representative | [james.frencken@ljhces.com.au](mailto:james.frencken@ljhces.com.au)

### LJ Hooker Craigmores | Elizabeth | Salisbury (08) 8255 9555

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**10 Benham St Elizabeth East**

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

Interior	66m <sup>2</sup>	<b>240m<sup>2</sup></b> TOTAL
Carage/Shed	48m <sup>2</sup>	
Exterior	126m <sup>2</sup>	

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