



## Elizabeth East, 106 Halsey Road

### Affordable Double Brick Home on Large Allotment

Welcome to 106 Halsey Road, Elizabeth East—a charming 1960-built home on the high side of Halsey Road, set on a generous 950sqm approx. allotment.

This property is perfect for first-home buyers, investors, or developers looking for a fantastic opportunity to make the most of a large block with potential for future development (STCC).

#### Key Features:

- \* Three bedrooms (currently configured as 2 bedroom, with potential to revert to 3).
- \* Master bedroom with a built-in robe.
- \* Bedroom 2, with a built-in robe.
- \* Bedroom 3 has currently been used as a formal dining room.
- \* Automatic roller shutters on all bedrooms, lounge, dining room, and kitchen for extra



**For Sale**  
\$540,000 - \$560,000

**View**  
[ljhooker.com.au/1V1ZG54](http://ljhooker.com.au/1V1ZG54)

**Contact**  
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**LJ Hooker Gawler | Barossa**  
**(08) 8522 3311**

**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.

privacy and security.

- \* Fully upgraded modern bathroom.
- \* Ducted zoned heating and cooling, plus a new split system in the lounge for year-round comfort.
- \* Well-maintained kitchen and laundry with separate toilet.
- \* Full-length rear verandah, perfect for entertaining.
- \* Safety ramps at the front and rear for easy access.
- \* An array of sheds and well-established gardens, with no significant trees on the property.
- \* 101sqm living.
- \* No easements —giving you flexibility for future plans.
- \* Close to schools, public transport, and the Elizabeth Town Centre for shopping and amenities.
- \* Just a 25-minute commute to Adelaide CBD via Main North Road.
- \* Rainwater storage.
- \* Rental letter available on request.
- \* Yearly pest inspection report available on request.

This home is perfect for families, with easy access to local schools and a short walk to bus services. It is an ideal location for anyone looking to settle in a quiet yet convenient area. Whether you're looking to move in, rent out, or redevelop, 106 Halsey Road offers endless possibilities.

Built - 1960

CT - 5581/12

House - 101m2 (approx.)

Land - 950m2 (approx.)

Frontage —16.2 m (approx.)

Zoned - GN - General Neighbourhood

Council - PLAYFORD Rates - \$455.75 pa

Hot Water —Gas

NBN - Available

Easements —Nil

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 305453



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## More About this Property

<b>Property ID</b>	1V1ZG54
<b>Property Type</b>	House
<b>House Size</b>	101 m <sup>2</sup>
<b>Land Area</b>	950 m <sup>2</sup>
<b>Including</b>	Air Conditioning Ducted Cooling Ducted Heating Outdoor Entertaining Floorboards Workshop Built-in-Robes Secure Parking Fully Fenced

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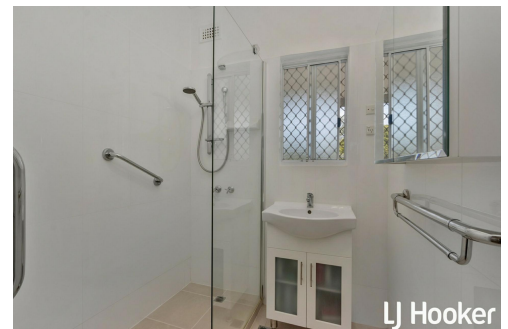
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106 Halsey Road,  
**ELIZABETH EAST**



Living: 86.00SQ.M  
Porch: 8.50SQ.M  
Shed: 31.94SQ.M  
Verandah: 20.00SQ.M  
**TOTAL: 146.44SQ.M**



This Drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be relied upon should be independently verified.