



17 Martin Road, Elizabeth East

Prime Allotment with Future Possibilities

Andrew Rose of LJ Hooker is proud to present 17 Martin Road, Elizabeth East - a property offering space, versatility and exciting future potential.

Built in 1978, this well-maintained home sits on a generous 687sqm (approx.) allotment with an impressive 21.50 metre frontage (approx.) and no easements, making it an appealing prospect for developers seeking subdivision opportunities (subject to council consent), while also suiting first home buyers and savvy investors alike.

Inside, the home features three good-sized bedrooms, with built-in robes to bedrooms one and three. A spacious lounge at the front of the home provides a comfortable place to unwind, while the kitchen and dining area sits centrally, offering an original yet functional layout complete with ample cupboard space and a walk-in pantry.

The central bathroom is neat and tidy, with the added convenience of a second powder room located off the laundry.

Outdoors, the large rear yard offers plenty of room to enjoy, complemented by a sizeable shed ideal for storage or hobbies, along

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FOR SALE
UNDER CONTRACT BY ANDREW ROSE

AGENTS

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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**

with a single carport for undercover parking.

Key features we love:

- 21.50 metre Frontage (approx.)
- No Easements
- 3 Good Sized Bedrooms
- Second Water Closet
- Single Carport
- Backs on to Reserve and Walking trail
- 687 Sqm (approx.)

Specifications:

- CT / 5354 / 47
- Council / Playford
- Built / 1978
- Land / 678 Sqm (approx.)
- Frontage / 21.50 metre (approx.)
- Easements / Nil
- Estimated rental assessment / \$470 - \$500 per week

Adding to its appeal, the property backs onto a reserve and walking trail, creating a peaceful setting right at your doorstep. Families will love the nearby Pipkin Road Reserve and playground, while local schools such as St Thomas More Primary School and Elizabeth East Primary School are within easy reach. Shopping options are close by with Drakes Elizabeth Park and Elizabeth Shopping Centre just a short drive away.

A well-positioned property with plenty to offer, whether you're looking to move in, invest or explore future possibilities.

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 | 68NKFDC |
| Property Type | House |
| Land Area | 687 m2 |
| Including | Toilets (2) |

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|  | INTERNAL | - 106.8 SQM |
| | EXTERNAL | - 61.4 SQM |
| | TOTAL | - 168.2 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, illustrators 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.