



18 Dolphin Street, Elizabeth East

Easy Living, Smart Investing

Andrew Rose of LJ Hooker proudly presents a solid and affordable opportunity to enter the market. Set on approximately 543sqm, this well-positioned home is ideal for first home buyers, downsizers or investors seeking a straightforward property with plenty of potential.

Offering low-maintenance living and a practical layout, this three-bedroom home provides comfortable spaces with scope to add your own touch over time.

Key Features:

- Good Sized Bedrooms
- Light-filled open plan living area
- Spacious backyard
- Opposite Elizabeth East Primary School
- 543sqm allotment (approx.)

Specifications:

- CT / 5265 / 145
- Council / Playford
- Built / 1960
- Land / 543m2 (approx.)
- Easements / Subject to Party wall rights over the land marked C Subject to service easements over the land marked A for sewerage purposes to South Australian Water Corporation

3 1 0

FOR SALE

UNDER CONTRACT BY ANDREW ROSE

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

- Together with party wall rights over the land marked B
- Estimated rental assessment / \$420 - \$440 per week

Whether you're looking to get your foot in the door or expand your investment portfolio, this property represents great value in a convenient location.

Positioned within easy reach of everyday amenities, you'll find FoodWorks and Elizabeth East Kindergarten and Primary School just a short walk away, along with the local RSL and public transport options nearby. Elizabeth City Centre, offering a range of shopping, dining and essential services, is only a quick drive away.

For further information or to arrange a viewing, contact Andrew today- opportunities like this don't last long.

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	68MRFDC
Property Type	House
Land Area	543 m2

Andrew Rose 0421 988 597

Senior Sales Representative | andrew.rose@ljhces.com.au

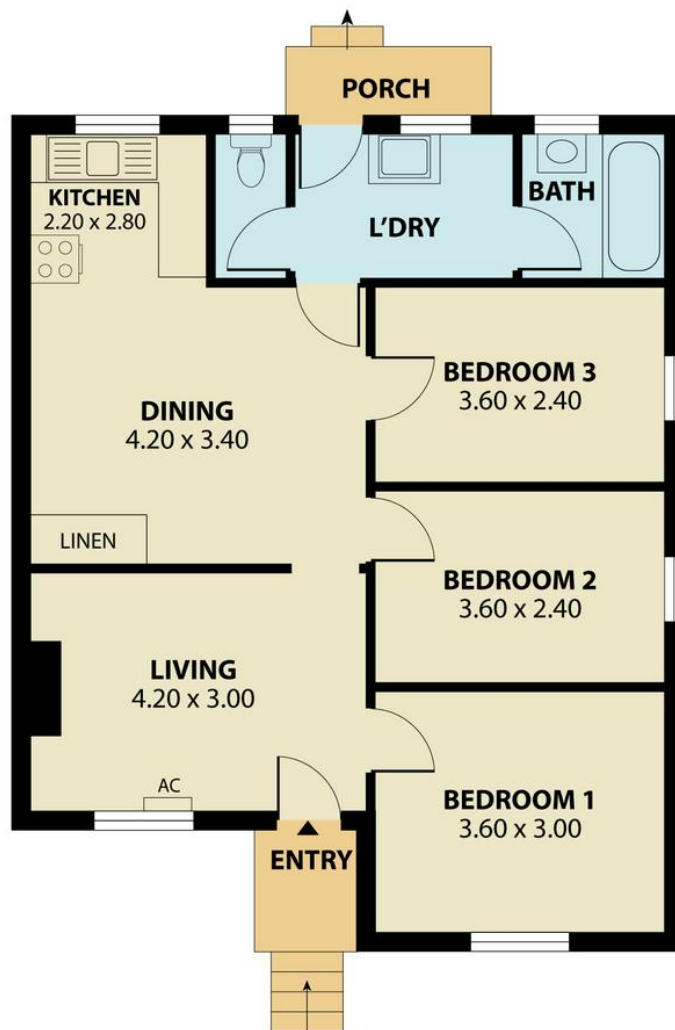
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INTERNAL	-	79.0 SQM
EXTERNAL	-	4.2 SQM
TOTAL	-	83.2 SQM

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, 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.

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