



18 Worthington Road, Elizabeth East

## Ideal Entry Level Home, Investment or Downsizer!




If you're looking for an affordable entry level home that's better than the rest, then look no further. This classic 60's designed maisonette home with new bathroom, updated kitchen and new flooring plus fresh painting throughout, is offered with immediate vacant possession and is ready to move into, making it perfect for the first home buyer or the astute investor looking to add to their rental portfolio and others looking to downsize to enjoy life a little more!

Add to this the benefits of a generous Torrens Titled property of approx. 519sqm that provides the lucky new owner with space for further improvements and additions or possibly to develop and/or subdivide in the future (STCC).

Being centrally located just over 40 minutes from Adelaide and just a short stroll to public transport, parks, popular shopping and schools, ensures it will tick lots of boxes for you!

You will love:

- Updated kitchen with large dining.
- Separate formal lounge.
- New modern bathroom.

3  1  0 

**FOR SALE**  
\$525,000 - \$575,000

**VIEW**  
Sat 27th Jun @ 12:00PM - 12:30PM

**AGENTS**  
Steve Lund  
0474 991 234  
stevel@ljhsales.com.au

**AGENCY**  
LJ Hooker Property Specialists Gawler |  
Barossa  
(08) 8522 3311

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**

- 2nd toilet.
- New flooring and freshly painted throughout.
- 3 large bedrooms.
- Fully fenced back garden with utility shed.
- Generous off-street parking.
- Torrens title property-so no strata/community fees.
- Current rental appraisal is available on request.

Don't miss this one- it's available now! For any further information, or to make a time to inspect, please contact Steve Lund on 0474 991 234.

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 our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 343733

## MORE DETAILS

Property ID	1W5FG54
Property Type	House
House Size	82 m2
Land Area	519 m2
Including	Floorboards Fully Fenced

### Steve Lund 0474 991 234

Sales Specialist | [stevel@ljhsales.com.au](mailto:stevel@ljhsales.com.au)

### LJ Hooker Property Specialists Gawler | Barossa (08) 8522 3311

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18 Worthington Road,  
**ELIZABETH EAST**



Living:	68.135Q.M
Porch:	2.045Q.M
Shed:	18.605Q.M
<b>TOTAL:</b>	<b>88.775Q.M</b>

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