



19 Northampton Crescent, Elizabeth East




## Comfortable Living with Outdoor Entertaining

James Frencken of LJ Hooker Craigmore | Elizabeth | Salisbury proudly presents this neatly presented semi-detached home in the convenient suburb of Elizabeth East.

Set on approximately 500sqm (approx.), the home offers a practical three bedroom floorplan with comfortable living throughout. Well cared for over the years, the property provides a functional layout, easy care living and a range of updates that add to its overall appeal.

The front lounge room provides a welcoming space to relax and is complete with split system heating and cooling for year round comfort. Flowing through to the dining area and kitchen, the home offers a practical layout suited to everyday living, with ample storage including overhead cabinetry. Ceiling fans are positioned throughout the bedrooms and dining area, while the updated bathroom, separate toilet and refreshed tiling provide a clean and modern feel.

Stepping outside, you'll find one of the home's standout features. The spacious undercover deck provides the perfect setting to enjoy your morning coffee, entertain family and friends or simply unwind while overlooking the backyard. The rear yard continues the low

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**FOR SALE**  
\$520,000 - \$550,000

**VIEW**  
By Appointment

**AGENTS**  
James Frencken  
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Corey Voss  
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**AGENCY**  
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 **LJ Hooker**

maintenance theme, while the long concrete driveway provides ample off street parking and access through to the secure garage which comes complete with lighting and power.

Positioned close to local schools, parks and public transport, the property also offers easy access to Elizabeth City Centre and surrounding shopping precincts. Grenadier Reserve is only moments away, while local shops, takeaway options and everyday amenities are all within easy reach, with public transport services conveniently located nearby.

#### Key Features:

- Solid brick construction
- Split system heating and cooling
- Ceiling fans to bedrooms and dining area
- Spacious undercover deck entertaining area
- Secure garage
- Long concrete driveway with ample off street parking
- Low maintenance gardens

#### Specifications:

- CT: 5068 / 122
- Council: City of Playford
- Built: 1960
- Land: 500sqm (approx.)
- Estimated Rental Return: \$440 - \$460 per week
- Easements: Subject to party wall right(s) over the land marked c (re 7234375), Subject to service easement(s) over the land marked a for sewerage purposes to South Australian water corporation (223lg rpa), Together with party wall right(s) over the land marked b (re 7234375)

For further information or to arrange an inspection, contact James Frencken on 0476 871 921.

#### 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	68Y1FDC
Property Type	House
Land Area	500 m2

#### James Frencken 0476 871 921

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#### Corey Voss 0412 262 180

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INTERNAL - 78.2 SQM  
 EXTERNAL - 55.2 SQM  
 TOTAL - 133.4 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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