






25 Halsey Road, Elizabeth East

## Here's a treat

Introducing a fantastic opportunity to secure this home, built in 2009. Offering a perfect balance of modern comfort and easy-care living. Positioned on a low-maintenance allotment of approximately 430m<sup>2</sup>, this property will appeal to homeowners and investors alike.

### Key Features:

- " Three bedrooms —all well-proportioned, ideal for families or guests.
- Master bedroom complete with ensuite and walk-in robe.
- Centrally positioned main bathroom with quality fittings.
- Functional laundry featuring built-in cupboards and direct outdoor access.
- Open-plan living and dining area, perfect for everyday living and entertaining.
- Well-appointed kitchen with ample storage, under-bench oven, cooktop, and modern cabinetry.
- Split system reverse cycle air conditioning providing year-round comfort.
- " Outdoor alfresco area under the main roof —great for relaxing or entertaining.
- Secure garage with roller door for convenience and peace of mind.
- Rainwater tank and tool shed for practical outdoor use.
- Low-maintenance front and rear gardens, perfect for those

3  2  1 

### FOR SALE

\$619,000 - \$649,000

### AGENTS

Corey Voss  
0412 262 180  
corey.voss@ljhces.com.au

James Frencken  
0476 871 921  
james.frencken@ljhces.com.au

### 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**

seeking an easy lifestyle.

#### Location Highlights:

Ideally located in a sought-after area close to public transport, schools, parks, and local shopping centres, this property offers both comfort and convenience. The Lyell McEwin Hospital is just a short five-minute drive away, making it an excellent choice for healthcare professionals or those seeking proximity to essential services.

Whether you're searching for your next home or a smart investment opportunity, this property ticks all the boxes —modern design, low maintenance, and a fantastic location.

Make your move today and secure this charming home before it's gone!

#### Specifications:

CT / 6038 / 450

Title / Community

Council / Playford

Zoning / GN

Built / 2009

Land / 430m2 (approx.)

Council Rates / \$525 per quarter approx.

Emergency Services Levy / \$130 per annum approx.

SA Water / \$175 per quarter approx.

Estimated rental assessment: \$520 - \$540 p/w (Written rental assessment can be provided upon request)

Please Note: This home is Community Title with the property next door. There is no active Community manager meaning no Community fees. Please refer to Certificate of Title for site plan and information. Nearby Schools / Elizabeth Grove Primary School, Playford International College, St Mary Magdalene's School

#### 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 67WAFDC

Property Type House

Land Area 430 m2

#### Corey Voss 0412 262 180

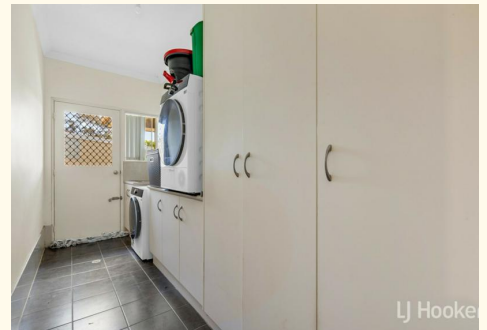
Licensee & Senior Sales Representative | corey.voss@ljhces.com.au

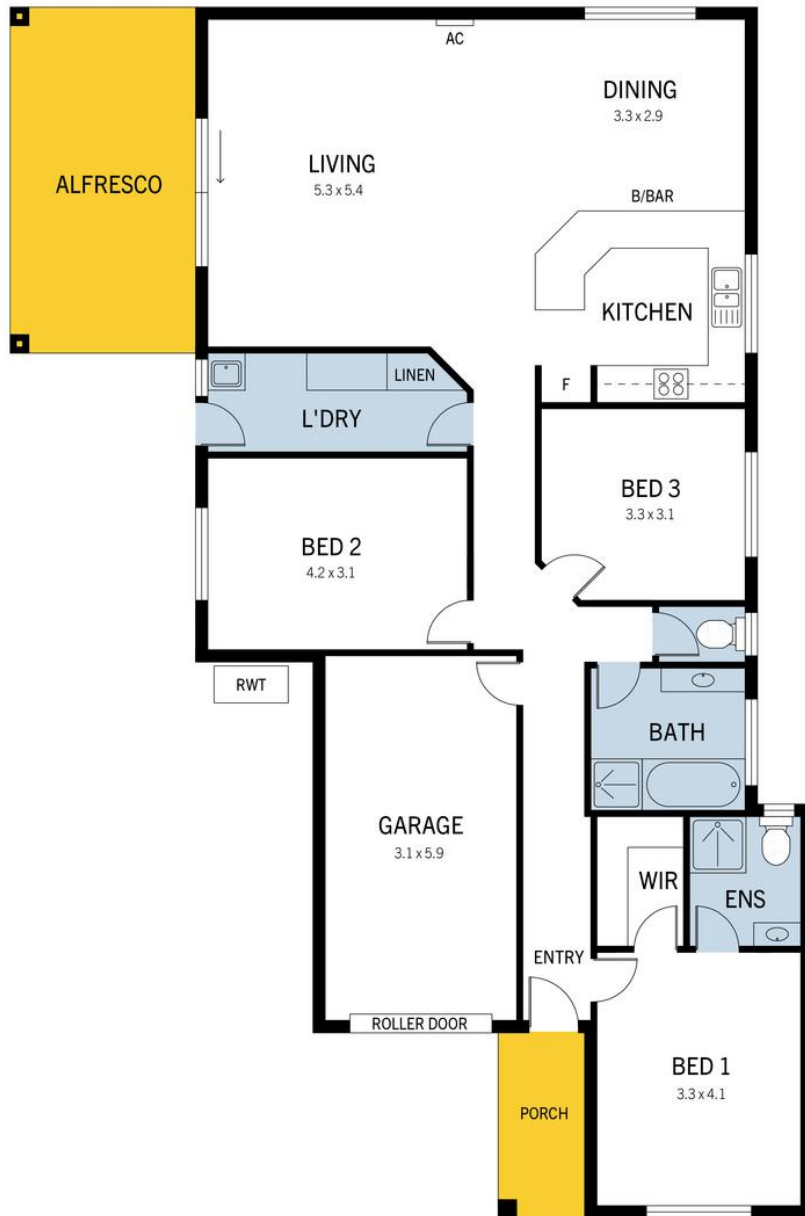
#### James Frencken 0476 871 921

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#### LJ Hooker Craigmores | Elizabeth | Salisbury (08) 8255 9555

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## 25 Halsey Road, Elizabeth East

DISCLAIMER: Floorplan and area calculation are approximate and for illustration purposes only.  
Produced by **Property Portraits**

Interior	134m <sup>2</sup>	<b>173m<sup>2</sup></b> TOTAL
Garage	18m <sup>2</sup>	
Exterior	21m <sup>2</sup>	

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