



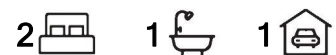
Elizabeth East, 40 Enterprise Road

Attention Investors: A Prime Opportunity Awaits

Presenting the standout of the portfolio, this exceptionally maintained maisonette home is an opportunity not to be missed. Situated behind a secure fence and facing a charming reserve, this property is truly a gem. Originally designed as a 3-bedroom home, the third bedroom has been thoughtfully converted to expand the living area, creating a spacious lounge. The remaining two bedrooms are generously sized, both featuring built-in robes and ceiling fans.

The lounge area now offers ample space for relaxation, complete with a split-system reverse-cycle air conditioner. The kitchen, previously updated, provides ample storage, while the bathroom, laundry, and toilet have all undergone upgrades. The home is equipped with ducted evaporative cooling throughout, and for added security, roller shutters are installed on every window.

Externally, the property boasts an external study room, solar panels to reduce electricity



For Sale
UNDER CONTRACT BY COREY VOSS

View
ljhooker.com.au/660AFDC

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costs, and abundant parking space under the carport with an auto roller door leading to a garage. The rear pergola offers an ideal spot for entertaining, overlooking well-maintained gardens with a rainwater tank and tool shed.

Located in a convenient area close to shops, schools, and transport, and just a 3-minute drive from the major Elizabeth City Shopping Centre, this property is a prime investment. Currently tenanted on a fixed lease until March 10, 2025, with a rental return of \$320 per week, this home sits on an approximate land size of 620m2.

For investors seeking a well-maintained property with a secure tenant, this is a must-consider.

For more information, contact:

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Phone: 0412 262 180

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 About this Property

Property ID	660AFDC
Property Type	House
Land Area	620 m ²

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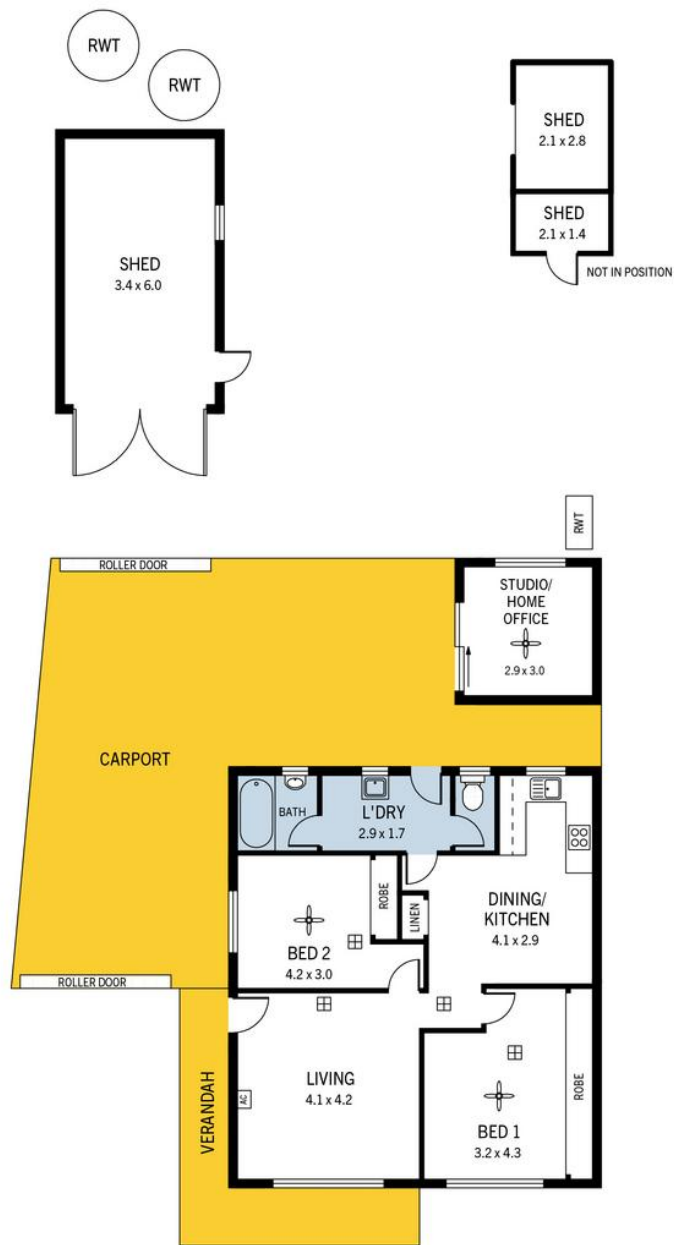
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DISCLAIMER: Floorplan and area calculation are approximate and for illustration purposes only.
Produced by **Property Portraits**

Interior	73m ²	194m² TOTAL
Exterior	83m ²	
Shed	30m ²	
Studio	08m ²	