



## Elizabeth East, 40 Halsey Road

More Than Meets the Eye —A Hidden Gem!

Welcome to 40 Halsey Road, Elizabeth East, Proudly presented by Andrew Rose of LJ Hooker.

Lovingly maintained by its current owner, this beautifully updated home is truly one of a kind. From the moment you arrive, you'll be captivated by the stunning street appeal, complete with manicured gardens and a welcoming frontage that sets the tone for what lies beyond.

Step inside and be greeted by a spacious lounge room —the perfect space to relax or entertain. The home offers two generously sized bedrooms, a tastefully updated kitchen with additional cupboard space, and an open plan dining area that flows effortlessly for everyday living. The bathroom has also been refreshed, combining modern style with functionality.

Outdoors, this property continues to impress. A single carport with roller door provides

2 1 3

**For Sale**  
Best Offers

**View**  
Sat 24th May @ 11:15AM - 11:35AM

**Contact**  
**Andrew Rose**  
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**Bradley Clarke**  
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**Disclaimer:** 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.

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**(08) 8255 9555**

secure entry, with ample off-street parking for up to five vehicles. There's also a rear external games room, which offers great potential with a little TLC. A charming verandah overlooks more beautifully maintained gardens, creating a peaceful setting for outdoor enjoyment. Drive-through access leads to a rear shed —perfect for storing tools, vehicles, or your weekend toys.

Key features this home offers:

- Updates Throughout
- Solar System
- Heating and cooling
- External Games Room (Needs Maintenance)
- Room to Park 5 cars
- Roller Shutters
- 596 sqm (approx.)

Specifications:

- Council / Playford
- CT / 5249 / 311
- Built / 1960
- Land / 596m2 (approx.)
- Easements /

SUBJECT TO PARTY WALL RIGHT(S) OVER THE LAND MARKED C (RE 7070895)

SUBJECT TO SERVICE EASEMENT(S) OVER THE LAND MARKED B FOR WATER  
SUPPLY PURPOSES TO SOUTH

AUSTRALIAN WATER CORPORATION (223LG RPA)

TOGETHER WITH PARTY WALL RIGHT(S) OVER THE LAND MARKED D (RE 7070895)

- Estimated rental assessment / \$450 - \$470 per week

Located in a convenient pocket of Elizabeth East, you're within close proximity to both Elizabeth East Primary School and Elizabeth Grove Primary School. Nearby shopping is a breeze with Elizabeth City Centre just minutes away, offering restaurants, shops, gyms, and more. Jo Gapper Park is also close by, with playgrounds and scenic walking trails for the whole family to enjoy.

This stunning home is packed with value and full of potential, Contact Andrew Rose today for more information!

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



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## More About this Property

Property ID	6765FDC
Property Type	House
House Size	83 m2
Land Area	595 m2

**Andrew Rose 0421 988 597**

Senior Sales Representative | [andrew.rose@ljhces.com.au](mailto:andrew.rose@ljhces.com.au)

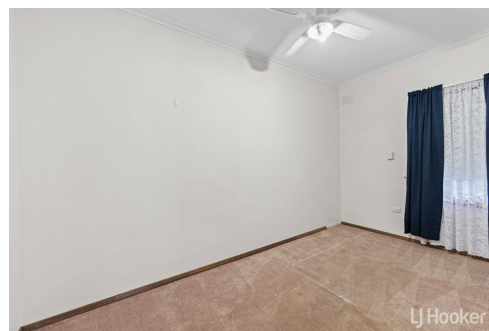
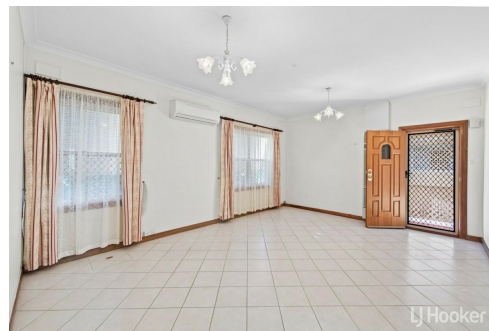
**Bradley Clarke 0422 070 240**

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INTERNAL - 79.5 SQM  
EXTERNAL - 186.8 SQM  
TOTAL - 266.3 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.