



44 Enterprise Road, Elizabeth East

Charming Home with Investment Appeal

Andrew Rose from LJ Hooker is proud to present this fantastic opportunity, ideal for first-time buyers, savvy investors, or anyone seeking a well-kept property on a generous 624sqm allotment (approx.).

Inside, you'll find three spacious bedrooms, with the master featuring a built-in robe. A light-filled lounge offers a warm and welcoming space to relax, while the kitchen and dining area create the perfect spot for family meals. The kitchen is neat, practical, and equipped with ample storage, making it both functional and inviting.

The outdoors continues to impress with gates providing drive-through access to the backyard and large shed, offering plenty of room for vehicles, storage, or hobbies. A rear verandah overlooks the neat and tidy yard, giving you plenty of space to entertain or simply unwind.

Key Features:

- Three generously sized bedrooms
- Neat kitchen with great storage
- Heating and cooling
- Rear verandah, perfect for outdoor living

3 1 1

FOR SALE
UNDER CONTRACT BY ANDREW ROSE

AGENTS

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AGENCY

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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.



- Drive-through rear access and large shed

Specifications:

CT / 5093/319

Council / Playford

Built / 1960

Land / 624sqm (approx.)

Frontage / 14.83 m (approx.)

Easements /

- Subject to Party Wall Rights over the land marked C (RE 7324881)
- Subject to service Easements over the land marked A for Sewerage Purposes to SA Water Corporation (223LG RPA)
- Together with party wall rights over the land marked B (RE 7324881)

Estimated rental assessment / TBA

This property is currently tenanted at \$400 per week on a periodic Lease.

Perfectly located close to the Elizabeth City Shopping Centre, schools, TAFE, restaurants, and public transport options including bus routes and train station, this home combines convenience with great potential. Easy access to Main North Road makes City commuting a breeze.

Whether you're looking for your first home, a smart investment, or a place to downsize, this one ticks the boxes.

Get in touch with Andrew Rose from LJ Hooker today and make this opportunity yours!

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	67P7FDC
Property Type	House
Land Area	624 m2

Andrew Rose 0421 988 597

Senior Sales Representative | andrew.rose@ljhces.com.au

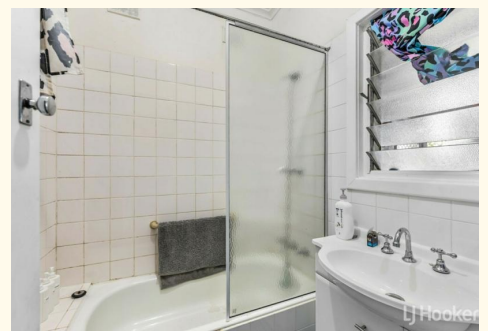
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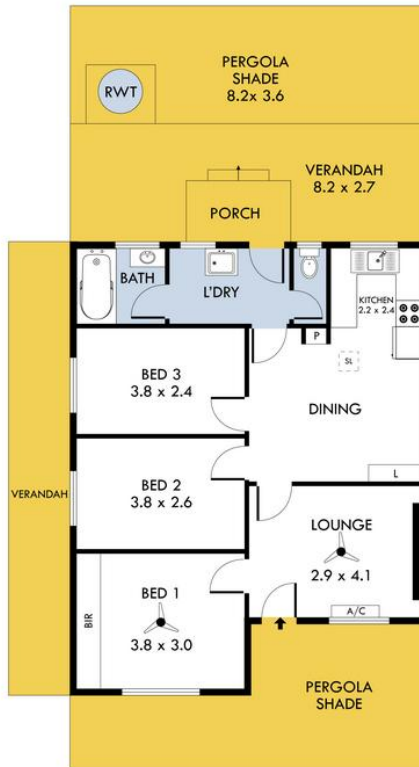
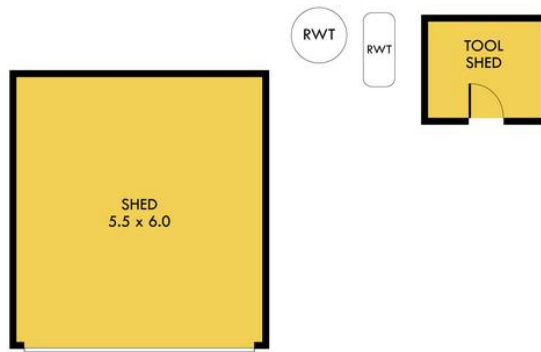
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INTERNAL - 73.9 SQM
 EXTERNAL - 88.2 SQM
 TOTAL - 162.1 SQM

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.