



## Elizabeth East, 5 Worthington Road

### Charming Home with Investment Appeal!

Andrew Rose from LJ Hooker is delighted to present a prime opportunity for first-time homeowners, growing families, or astute investors.

This property features three generously sized bedrooms, complemented by a distinctive kitchen, and dining area that's bathed in natural light, creating a warm and welcoming atmosphere. The kitchen, finished in modern colours, adds a contemporary touch to the heart of the home.



Additionally, the carport with double gates provides easy drive-through access to the backyard and garage

Additional Highlights:

- Three spacious bedrooms



**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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**For Sale**  
UNDER CONTRACT BY ANDREW ROSE

**View**  
[ljhooker.com.au/66DHFDC](http://ljhooker.com.au/66DHFDC)

**Contact**  
**Andrew Rose**  
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[andrew.rose@ljhces.com.au](mailto:andrew.rose@ljhces.com.au)

**LJ Hooker Craigmore | Elizabeth |  
Salisbury  
(08) 8255 9555**

- Expansive, fully fenced backyard
- Ducted evaporative cooling
- Rear veranda
- Roomy Kitchen
- Convenient double gates with drive-through access to the rear

Specifications:

CT / 5279/96

Council / Playford

Built / 1960

Land / 625m2 (approx)

Frontage / 13.55m (approx.)

Easements / Refer CT

- Subject to Party Wall Rights over the land marked C (RE 7155760)
- Subject to service Easements over the land marked A for Sewerage Purposes to South Australian Water Corporation (223LG RPA)
- Together with party wall rights over the land marked B (RE 7155760)

Estimated rental assessment / \$420 - \$440 per week

This home is currently tenanted until June 2025 at \$355 per week.

Located in close proximity to the Elizabeth City Shopping Precinct, ideally located providing easy access north and south, close to schools, public transport, local shops including 4-5 min drive to the Elizabeth City Shopping Centre, restaurants, schools, TAFE college, bus routes, train station, and much more, this is an opportunity not to be missed! Don't miss the opportunity to make this well-loved home your own.

Don't miss out-reach out to Andrew Rose from LJ Hooker today for more details!

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	66DHFDC
Property Type	House
House Size	90 m2
Land Area	625 m2

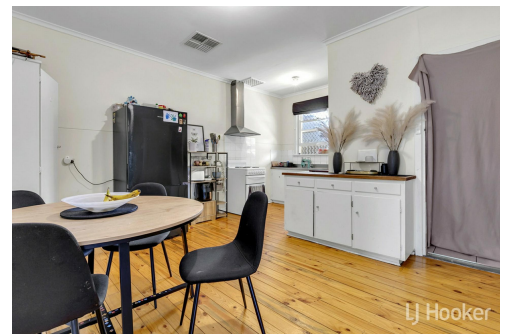
**Andrew Rose 0421 988 597**

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

**LJ Hooker Craigmore | Elizabeth | Salisbury (08) 8255 9555**

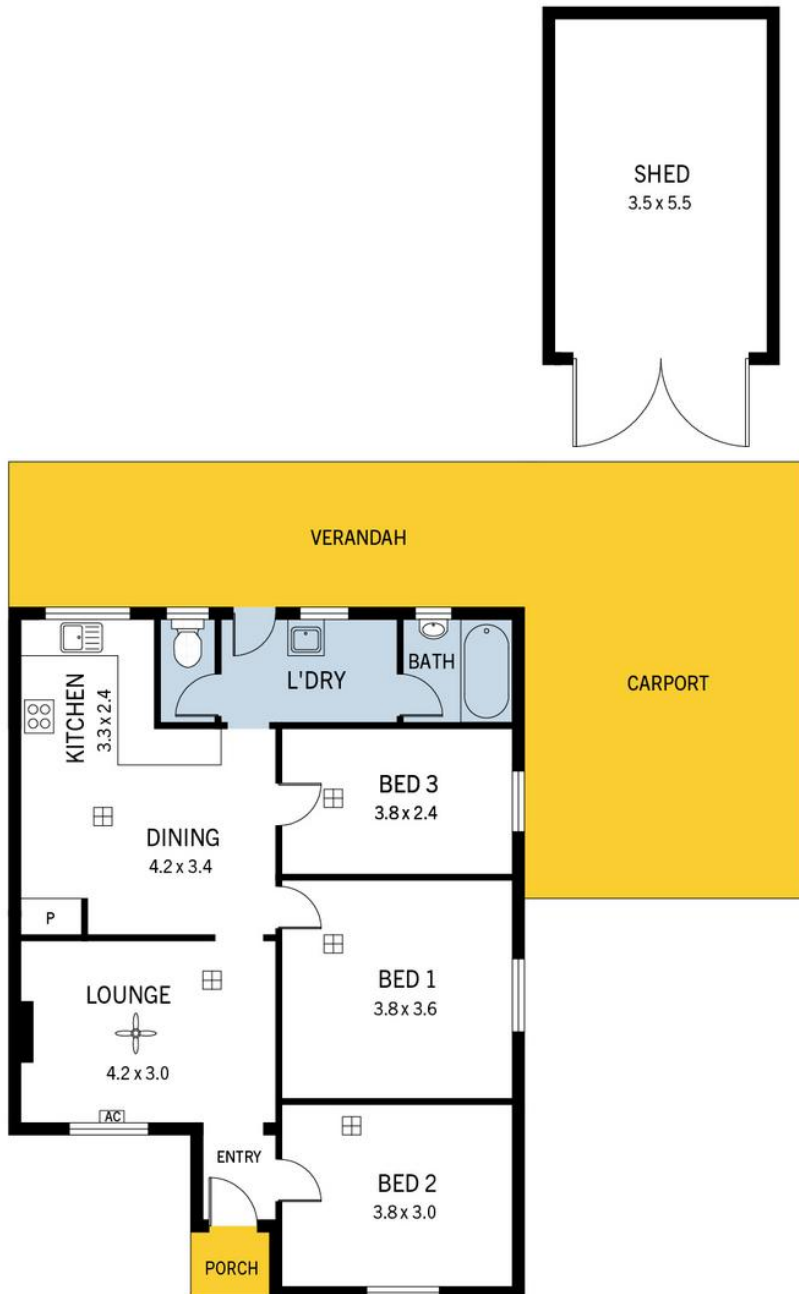
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### 5 Worthington Rd, Elizabeth East

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

Interior	86m <sup>2</sup>	<b>161m<sup>2</sup></b>
Shed	19m <sup>2</sup>	
Exterior	56m <sup>2</sup>	
		<b>TOTAL</b>



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