



7 Catalina Road, Elizabeth East

920sqm Corner Allotment - No Easements - Endless Potential

Positioned on a substantial 920sqm (approx.) corner allotment with valuable dual street frontage and no easements, this is an exceptional opportunity for developers, builders, investors to secure a site with outstanding future potential.

Whether you're looking to undertake a multi-dwelling development, subdivision or create your next residential project (Subject to Council Consent), opportunities of this calibre are becoming increasingly difficult to find.

The existing residence offers five bedrooms, two bathrooms, multiple living areas and ample shedding; however, the home remains in largely original condition and would benefit from renovation. The in-ground swimming pool is currently not operational and requires restoration or replacement, providing purchasers the flexibility to incorporate it into future plans or remove it entirely.

For buyers looking to maximise the site's potential, the true value lies in the generous landholding, outstanding corner position and endless redevelopment possibilities (STCC).

4 2 2

FOR SALE
\$820,000

VIEW
By Appointment

AGENTS
Andrew Rose
0421 988 597
andrew.rose@ljhces.com.au

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

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

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Interested parties must rely solely on their own enquiries.

LJ Hooker

Key features this home offers:

- 920 Sqm Allotment (approx.)
- No Easements
- Corner Allotment
- 5 Bedroom original home
- 2 Bathrooms
- Great Development Opportunity

Specifications:

- CT / 5263/568
- Council / Playford
- Built / 1960 (approx.)
- Land / 920m2 (approx.)
- Easements / Nil
- Estimated rental assessment / \$TBA per week

Perfectly positioned in a well-established and continually growing pocket of Elizabeth East, this property enjoys outstanding convenience with Elizabeth City Centre, local schools, public transport, parks, sporting facilities and medical services all just moments away. With easy access to Main North Road and Adelaide CBD or surrounding suburbs is effortless, making this an ideal location for developers, investors and future residents alike.

Contact Andrew 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

MORE DETAILS

Property ID 68ZJFDC
Property Type House

Andrew Rose 0421 988 597

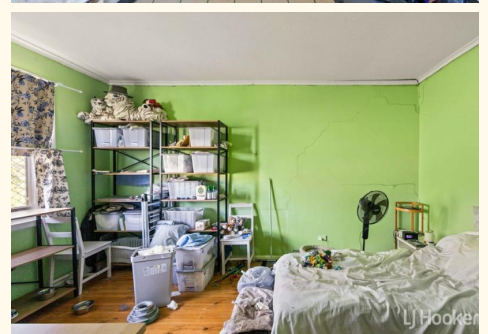
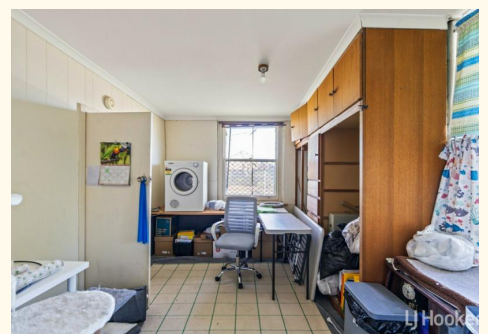
Senior Sales Representative | andrew.rose@ljhces.com.au

James Frencken 0476 871 921

Sales Representative | james.frencken@ljhces.com.au

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

Shop 17, Craigmores Village, Yorktown Road, CRAIGMORE SA 5114
craigmoreselizabeth.ljhooker.com.au | Office@ljhces.com.au





7 Catalina Road, Elizabeth East



INTERNAL - 128.5 SQM
 EXTERNAL - 103.0 SQM
 TOTAL - 231.5 SQM

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