



9 Waldron Street, Elizabeth East

Great Potential Set on 1130 sqm Block of Land!

Auction Location: 9 Waldron Street, Elizabeth East SA 5112

Auction: Friday, 5th December at 12:00pm (USP)

Welcome to 9 Waldron Road, Elizabeth East- a property offering superb convenience, lifestyle appeal, and outstanding affordability development potential. Proudly owned by the same family since 1960, Waldron Street is ideally positioned within easy reach of Elizabeth City Centre, a range of shopping options, public transport, and local schools. The Lyell McEwin Hospital is just minutes away, and the Adelaide CBD is approximately 30km from the doorstep, making this an excellent choice for commuters and families alike.

Set on a generous 1,130 sqm allotment, the property offers exceptional scope for developers, investors, or first-home buyers. With an impressive 18.4m frontage, no easements, a flat, usable block, and extensive shedding, it offers a versatile foundation for subdivision (subject to council approval), future development, or a solid long-term investment.

The expansive yard and large undercover verandah deliver ample

3 1 2

FOR SALE
Contact Agent

AGENTS

Darren Hutton
0408 086 249
darrenh@ljhsales.com.au

Brianna Stopps
0437 969 863
briannas@ljhsales.com.au

AGENCY

LJ Hooker Property Specialists Gawler |
Barossa
(08) 8522 3311

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.

LJ Hooker

space for outdoor living-perfect for creating gardens, extending the entertaining area, expanding existing shedding, or shaping the land into your ideal setting.

Property Features:

- 3 good-sized bedrooms.
- Formal lounge with double doors opening onto the undercover verandah.
- Kitchen/ meals area.
- Bathroom.
- Laundry with a separate toilet.
- Freshly painted internally.
- Recently polished floorboards throughout.
- Double-length carport with auto roller door.
- Two powered sheds + additional 2-bay open shedding.
- Ample off-street parking.
- Flat, open rear area- ideal for landscaping, gardens, or future improvements.
- Home security system.
- Land size: 1,130sqm (approx.)
- Living area: 98sqm (approx.)
- Frontage: 18.4m (approx.)
- Built: 1960.
- Easements: None.

For any further information, or to make a time to inspect, please contact Darren Hutton on 0408 086 249.

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 343733

MORE DETAILS

Property ID	1VS8G54
Property Type	House
House Size	98 m2
Land Area	1130 m2
Including	Air Conditioning Outdoor Entertaining Floorboards Workshop Secure Parking Fully Fenced

Darren Hutton 0408 086 249

Sales Partner | Sales Specialist | darrenh@ljhsales.com.au

Brianna Stopps 0437 969 863

Sales Specialist | briannas@ljhsales.com.au

LJ Hooker Property Specialists Gawler | Barossa (08) 8522 3311

26 Adelaide Road, GAWLER SA 5118

gawlerbarossa.ljhooker.com.au | gawler@ljhsupport.com.au



9 Waldron Street,
ELIZABETH EAST



Living:	90.555Q.M
Porch/Carport:	30.285Q.M
Verandah/Bird Aviary:	61.685Q.M
Shed/Shelter:	99.605Q.M
TOTAL:	282.115Q.M



This Drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be relied upon should be independently verified.