



2/1 Grayling Street, Elizabeth East

## Ready To Invest Or Move In

Presented by Andrew Rose of LJ Hooker Craigmore, welcome to 2/1 Grayling Street, Elizabeth East - a fantastic opportunity to secure a neat and low-maintenance home in a location packed with convenience.

Positioned on a corner allotment and built in 2009, this well-designed home offers three generous bedrooms, all complete with built-in robes. The central bathroom is both practical and well positioned, while the heart of the home is the open plan kitchen, lounge, and dining area, creating a comfortable space for relaxing or entertaining with family and friends.

Outside, the paved rear yard provides a blank canvas ready for your own vision. Whether you dream of creating a cosy outdoor entertaining area, adding greenery, or simply enjoying the easy-care setup, there is plenty of potential to make it your own. A double carport completes the home with secure undercover parking.

Key features we love:

- 3 Bedrooms with Built in Robes
- Open Plan Kitchen, Dining and Lounge
- Heating and Cooling
- Corner Allotment

3 1 2

**FOR SALE**  
\$670,000 - \$720,000

**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

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.



- Double Garage
- Close to Schools, Parks and Shops
- 357 Sqm (approx.)

Specifications:

- CT / 6042/622
- Council / Playford
- Built / 2009
- Land / 357m2 (approx.)
- Easements / Subject to service easements over the land marked A(T/F) on CP 25194 for electricity supply purposes to distribution lessor corporation (subject to lease 8890000)(223LG RPA)
- Estimated rental assessment / \$530-\$560 per week

Families will love the convenience of having Elizabeth East Primary School and St Thomas More Primary School close by, while the recently upgraded Fremont Park is just a short stroll away, offering walking trails, a playground, and dog park to enjoy year-round.

You will also appreciate being only moments from Elizabeth Shopping Centre, home to major retailers, cafes, restaurants, entertainment, and cinema facilities, making everyday living incredibly convenient.

Whether you are looking for your first home, a smart investment, or an easy-care property to downsize into, this is one you will not want to miss.

Disclaimer:

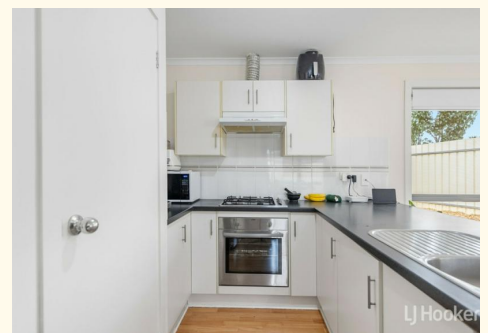
We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.  
RLA155355

**MORE DETAILS**

Property ID                    68RZFDC  
Property Type                House

**Andrew Rose 0421 988 597**  
Senior Sales Representative | [andrew.rose@ljhces.com.au](mailto:andrew.rose@ljhces.com.au)  
**James Frencken 0476 871 921**  
Sales Representative | [james.frencken@ljhces.com.au](mailto:james.frencken@ljhces.com.au)

**LJ Hooker Craigmores | Elizabeth | Salisbury (08) 8255 9555**  
Shop 17, Craigmores Village, Yorktown Road, CRAIGMORE SA 5114  
[craigmoreelizabeth.ljhooker.com.au](http://craigmoreelizabeth.ljhooker.com.au) | [Office@ljhces.com.au](mailto:Office@ljhces.com.au)





## 2/1 Grayling Street, Elizabeth East



INTERNAL - 89.9 SQM  
 EXTERNAL - 32.7 SQM  
 TOTAL - 122.6 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.

PRODUCED BY  
**urban.**  
**creative**

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.