



Elizabeth Grove, 11 Clark Court

Meticulously Cared for Home

This well-maintained Torrens Title home sits in a peaceful cul-de-sac and includes a unique layout, with just one shared wall on a generous 344sqm (approx.) allotment. Ideal for those looking for affordable living, downsizing, or for savvy investors.

Featuring two well-appointed bedrooms, an inviting kitchen and dining area, and a formal lounge. The laundry has been transformed into a work from home space, with the current owners utilizing an outdoor laundry area within the undercover entertainment area.

Conveniently located close to public transport, the Elizabeth Shopping Centre, and Lyell McEwin Hospital.

Features include:

* Bedroom 1 with built-in robe.



For Sale

\$470,000 - \$500,000

View

ljhooker.com.au/1VDG54

Contact

Darren Hutton

0408 086 249

darrenh@ljhsales.com.au



LJ Hooker Gawler | Barossa
(08) 8522 3311

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.

- * Bedroom 2 with walk-in robe.
- * Formal lounge located at the front of the home.
- * Well-presented kitchen overlooking the dining area.
- * Reverse cycle split system.
- * Work from home space.
- * Updated bathroom.
- * Outdoor laundry area.
- * Semi-enclosed entertainment area.
- * 2.40m x 4.50m garden shed.
- * Ample off-street parking.
- * 79sqm (approx.) living.
- * 344sqm (approx.) land.

For further information, 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.

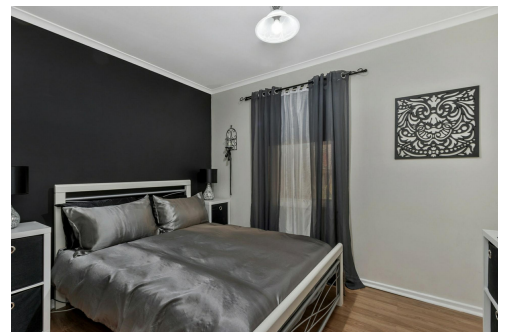
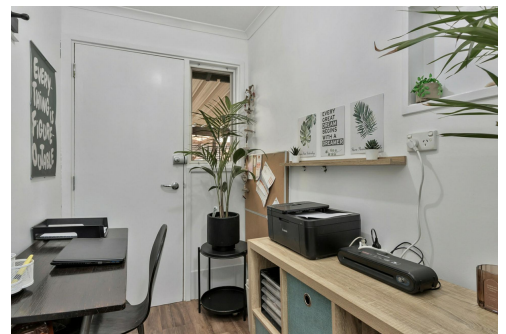
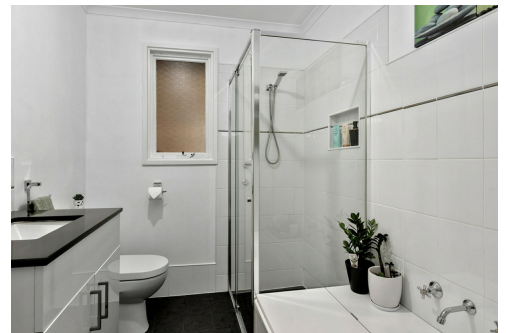
RLA 343733

More About this Property

Property ID	1VDCG54
Property Type	House
House Size	79 m2
Land Area	344 m2
Including	Air Conditioning Spa Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced

Darren Hutton 0408 086 249
Sales Partner | darrenh@ljhsales.com.au

LJ Hooker Gawler | Barossa (08) 8522 3311
26 Adelaide Road, GAWLER SA 5118
gawlerbarossa.ljhooker.com.au | gawler@ljhsupport.com.au



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Living:	78.63 SQ.M
Carport:	22.97SQ.M
Verandah:	98.60SQ.M
Shed/Deck:	20.40SQ.M
TOTAL:	220.60SQ.M

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