



Elizabeth Grove, 28 Haydown Road

Grandeur in the Grove

To put this home into words almost seems the impossible task, so make sure to see it with your own eyes. On display is a magnificent 859 square metre block (approx.), with a home that is packed full of features. It really is the best of both worlds, the ability to subdivide (STCC) the land down the track, with the presence of the current home that is immaculately kept and boasts plenty of space.

Secure from the street, the frontage is wrapped in a stately black fence which protects both the home, and the manicured gardens behind. As you wander up to the front door, the fresh scent of lavender will draw you in, smelling just like home. Upon entry you'll find the main living space, with floating timber floors that run through the home. This feeds directly off the kitchen/dining, with modern cabinetry and plenty of storage, even a walk in pantry!

Sidling off the living area and into the hallway are a combination of bedrooms and flexible spaces, guaranteed to cater to a family of any size. The flexibility is also coupled with the

4 2 2

For Sale
\$660,000 - \$690,000

View
ljhooker.com.au/668CFDC

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ability to segregate areas of the home, kids from adults, people from pets, you name it. The first two bedrooms are equipped with ceiling fans, while the second two are more than capable with split systems to both.

No one will miss out on a hot shower with the main bath aiding two or three of the bedrooms, and with the ensuite off the retreat of the master. Just when you thought this home couldn't continue, it does, into the added games/rumpus off the back. Finally, once you've taken the time to appreciate what's inside, stepping out the back door invites you into another world. Plenty of undercover entertaining, immaculate gardens, with adventure everywhere you look.

It is with great pleasure that LJ Hooker Craigmores | Elizabeth and Bradley Clarke present this unique opportunity to the public, with the utmost intention to give each and every buyer the best opportunity to secure the home. If you have any questions not covered in this outlay, please do not hesitate to contact Bradley on 0422 070 240

Location highlights:

- Convenient access to Main North Road, taking only 36 minutes to arrive in the city
- A leisure stroll to the magnificent Ridley Reserve
- Around the corner from local schools for easy morning commutes
- Close to your local Woolworths for all your daily essentials, while local eateries and takeaway shops are dotted throughout the area
- A quick 4-minutes to Elizabeth City Centre for all your major brand name shopping outlets, cafés and entertainment options

Specifications:

CT / 2613 / 162

Council / Playford

Zoning / GN

Built / 1975

Land / 859m² (approx)

Council Rates / TBA

Emergency Services Levy / TBA

SA Water / \$153.70pq approx

Estimated rental assessment: \$550 - \$580 p/w (Written rental assessment can be provided upon request)

Nearby Schools / St Mary Magdelene's School, Elizabeth Grove Primary School, Elizabeth South Primary School

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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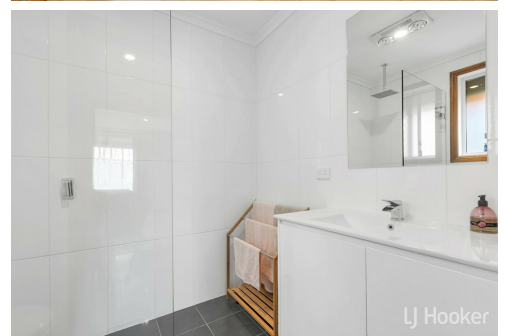
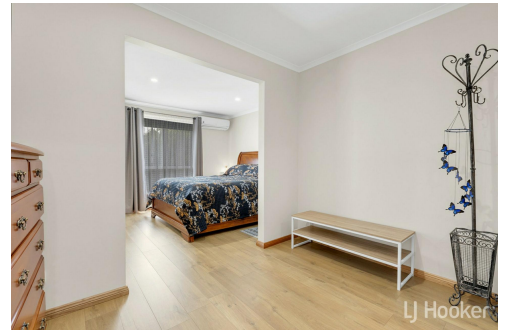
Property ID	668CFDC
Property Type	House

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DISCLAIMER: Floorplan and area calculation are approximate and for illustration purposes only.

Produced by **Property Portraits**

Interior	153m ²	317m² TOTAL
Exterior	74m ²	
Studio	54m ²	
Shed	36m ²	