



67 Mahood Street, Elizabeth Grove

## Corner Delight

A fantastic opportunity for a wide range of buyers; first time buyers, young families, or investors.

The two bedrooms are spacious and accommodating, while the bathroom is sizable. The formal lounge a separate room for entertaining guests or relaxing, while the new updated open plan kitchen and dining area or casual meals flexibility.

Overall a comfortable and functional property with several desirable features:

- Two spacious bedrooms
- Central bathroom
- Formal lounge room
- Updated open-plan kitchen and dining
- Undercover outdoor entertaining area
- Secure enclosed backyard with side access
- Carport plus additional off-street parking
- Reverse cycle air conditioning

The carport and off-street parking provide ample space for vehicles, while the undercover entertaining area would be great for outdoor gatherings, even in inclement weather. The enclosed backyard provides privacy and security, while the side entry adds another

2 1 1

### FOR SALE

Please Call

### AGENTS

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Steve Jacobs  
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### AGENCY

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

access point to the property.

A great location close to all facilities. This home is positioned in a sensational location, quiet and peaceful in such a sought-after area. Close to Schools, local shopping centres, the Lyell McEwin Hospital. A Few minutes up the road you will find either the Elizabeth City Shopping Centre or in the other direction, Salisbury Shopping Centre with both offering food courts, cinema, retail outlets, restaurants and much more.

Perfect Investment with a Rental Return in the range of approximately \$410 - \$430 per week or the perfect affordable first home.

Don't miss out on this opportunity!

**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   | 689FFDC |
| Property Type | House   |
| Land Area     | 320 m2  |

**Corey Voss 0412 262 180**

Licensee & Senior Sales Representative | [corey.voss@ljhces.com.au](mailto:corey.voss@ljhces.com.au)

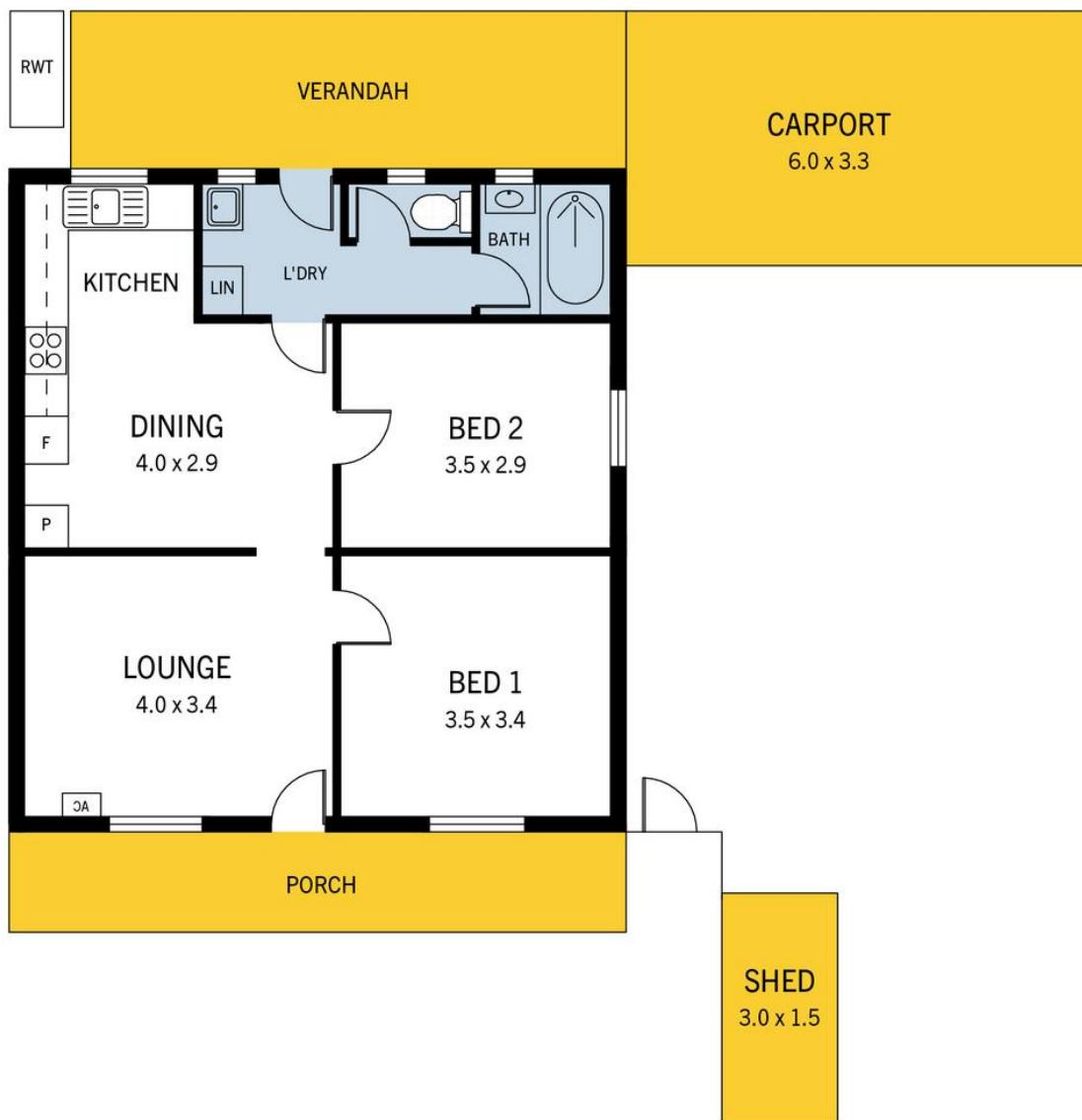
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DISCLAIMER: Floorplan and area calculation are approximate and for illustration purposes only.

Produced by **Property Portraits**

Interior 65m<sup>2</sup>  
Exterior 45.5m<sup>2</sup>  
Shed 4.5m<sup>2</sup> **115m<sup>2</sup>** TOTAL