



7 Frith Street, Elizabeth Grove

SOMETHING DIFFERENT

Here is your opportunity to purchase this good-sized solid brick contemporary style family home on land-size of approx. 725 m² with a frontage of 18.3m. Located close to shops, schools, transport and the Lyell McEwin Hospital.

The home comprises of the following:

- Large formal front lounge room.
- Centrally positioned open plan kitchen/meals with large stainless-steel stove and a rangehood & C/fan.
- Three large bedrooms with built in robes to 2 & 3.
- Laundry & toilet areas have been updated.
- Year-round comfort with 3 x wall air con & heater.
- Outside offers a large verandah, Double length carport with roller door and covered front porch.
- The rear yard is very low maintenance and features R/water tank, tool shed and brick garage with sliding door.

The home is currently tenanted on a fixed lease until 6th September 2026 with a weekly rent amount of \$460.00 however the estimate rent in the market today is approx. \$530.00 per week.

This home would suit the first home buyers or make an ideal investment or possibly a future development site subject to the relevant consents and approvals.

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.

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FOR SALE
\$665,000 - \$675,000

VIEW
By Appointment

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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	68T4FDC
Property Type	House
House Size	151 m2
Land Area	725 m2
Including	Air Conditioning Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Water Tank

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DISCLAIMER: Floorplan and area calculation are approximate and for illustration purposes only. All details should be independently verified.

Produced by **Property Portraits**

Interior	145m ²
Exterior	126m ²
Shed	41m ²
TOTAL	312m²