



89 Sampson Road, Elizabeth Grove




## Neat, Comfortable & Convenient

James Frencken of LJ Hooker Craigmore | Elizabeth | Salisbury proudly presents this neat, well maintained semi-detached home in the convenient suburb of Elizabeth Grove, offering an excellent opportunity for investors, first home buyers or those seeking an affordable home with future potential.

Set on approximately 597sqm (approx.), the home offers a practical and functional two bedroom layout with comfortable living throughout. Well cared for over the years, the property presents as a comfortable home today while still offering scope for further updates or improvements over time.

A long-term tenant is currently in place, providing immediate rental income for investors while still offering flexibility moving forward. Inside, the home features a comfortable lounge room complete with split system heating and cooling for year-round comfort, while the main bedroom includes a ceiling fan. The bathroom has also been refreshed with an updated vanity, adding a modern touch to the home.

Outside, the generous allotment provides easy-care grounds with ample space to enjoy and future potential subject to any necessary consents.

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**FOR SALE**  
\$500,000 - \$520,000

**VIEW**  
By Appointment

**AGENTS**  
James Frencken  
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james.frencken@ljhces.com.au

Corey Voss  
0412 262 180  
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**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.

 **LJ Hooker**

Positioned close to local schools, parks, sporting facilities and public transport, the property also offers easy access to Elizabeth City Centre and surrounding shopping precincts, with Lyell McEwin Hospital only minutes away. With ongoing growth and transformation throughout the area, this location continues to attract strong interest from both homeowners and investors alike.

Please Note: This property is currently tenanted at \$350 per week on a periodic lease.

#### Key Features:

- Generous 597sqm allotment (approx.)
- Long term tenant currently in place
- Heating and cooling
- Minutes from the Lyell McEwin Hospital

#### Specifications:

- CT: 6048 / 53
- Council: City of Playford
- Built: 1961
- Land: 597sqm (approx.)
- Easements: Subject to party wall right(s) over the land marked C (RTC11280802), subject to service easement(s) over the land marked A for sewerage purposes to South Australian Water Corporation (223LG RPA), together with party wall right(s) over the land marked B (RTC 11280802).
- Estimated Rental Return: \$410 - \$430 per week

For further information or to arrange an inspection, contact James Frencken on 0476 871 921.

#### 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	68V6FDC
Property Type	House
House Size	72 m2
Land Area	597 m2
Including	Air Conditioning

#### James Frencken 0476 871 921

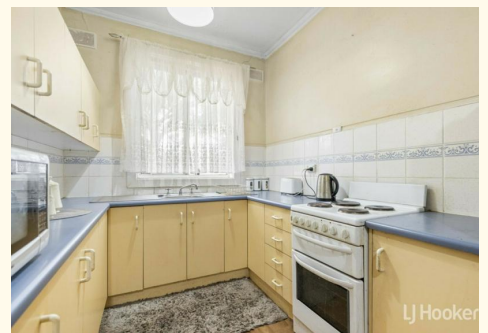
Sales Representative | james.frencken@ljhces.com.au

#### Corey Voss 0412 262 180

Licensee & Senior Sales Representative | corey.voss@ljhces.com.au

#### LJ Hooker Craigmores | Elizabeth | Salisbury (08) 8255 9555

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INTERNAL - 70.9 SQM  
 EXTERNAL - 13.2 SQM  
 TOTAL - 84.1 SQM

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