



Elizabeth North, 10 Yarnbury Road

Neat, Sweet, On a Quiet Street

Impressive from the sidewalk, 10 Yarnbury Rd is a home that you'll have no trouble falling in love with. The detail in the slate look render, and the carefully looked after garden immediately invite you to walk through the front door.

The master bedroom comes fully equipped with ensuite, to ensure that no one waits for a shower on those cold winter mornings. As you come through the property, you'll find a spacious living space, flowing through to the kitchen and dining for maximum versatility.

Tucked away towards the rear of the home, are the second and third bedrooms, complimented by the main bathroom, giving both privacy and separation when needed. The rear living space spills out onto the easy to manage back garden, with room to move and plenty of potential.

Location highlights:



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.

3 2 1

For Sale
UNDER CONTRACT BY BRADLEY CLARKE

View
ljhooker.com.au/65S0FDC

Contact
Bradley Clarke
0422 070 240
brad.clarke@ljhces.com.au

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

- A leisure stroll to Rosewood Park, as well as the hugely popular Dauntsey Reserve for plenty of outdoor activity
- Around the corner from Playford College for easy morning commutes
- Close to your local Drakes 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

Please Note: this home is currently tenanted at \$370 per week until October 2024.

Estimated current rental assessment: \$470 - \$490 p/w.

It is with great pleasure that LJ Hooker Craigmores | Elizabeth | Salisbury 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.

Specifications:

CT / 5107 / 461

Council / Playford

Zoning / GN

Built / 1995

Land / 337m2 (approx)

Easement located at the rear of the property (Sewerage / 3 x 10m)

Council Rates / \$1720 approx. pa

Emergency Services Levy / \$101.40 approx. pa

SA Water / \$153.70pq

Estimated rental assessment: \$470 - \$490 p/w (Written rental assessment can be provided upon request)

Nearby Schools / Playford College, Northern Adelaide Senior College, Community Learning Centre, Elizabeth North Primary and Preschool.

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



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

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.

More About this Property

Property ID	65S0FDC
Property Type	House
House Size	116 m ²
Land Area	337 m ²

Bradley Clarke 0422 070 240

Sales Representative | brad.clarke@ljhces.com.au

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

Shop 17, Craigmore Village, Yorktown Road, CRAIGMORE SA 5114

craigmoreelizabeth.ljhooker.com.au | Office@ljhces.com.au



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.

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



10 Yarnbury Rd, Elizabeth North

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

Produced by Property Portraits

Interior 105m²
Exterior 17m²

122m²
TOTAL