

Elizabeth North, 11 Whiteparish Road

Perfect Starter Home or Investment Opportunity

Andrew Rose from LJ Hooker is delighted to present a prime opportunity for first-time homeowners, growing families, or astute investors.

This property features three generously sized bedrooms, complemented by a distinctive open-plan living, kitchen, and dining area that's bathed in natural light, creating a warm and welcoming atmosphere. The updated kitchen, finished in modern colors, adds a contemporary touch to the heart of the home. The master bedroom includes a built-in robe for added convenience.

Additionally, the side gate provides easy drive-through access to the backyard.

Additional Highlights:

- Three spacious bedrooms



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.

SOLD



For Sale
UNDER CONTRACT BY ANDREW ROSE

View
ljhooker.com.au/663DFDC

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

- Expansive, fully fenced backyard
- Handy garden shed
- Split system air conditioning
- Updated Kitchen
- Solar System
- Convenient side gates with drive-through access to the backyard

Specifications:

CT / 5992/74

Council / Playford

Built / 1960

Land / 543m2 (approx)

Frontage / 15.23m (approx.)

Easements / Refer CT

-Subject to Party Wall Rights over the land marked W (RE 7858876)

-Subject to service Easements over the land marked A for Sewerage Purposes to South Australian Water Corporation (223LG RPA)

-Together with party wall rights over the land marked V (RE 7858876)

Estimated rental assessment / \$390 - \$420 per week

This home is currently tenanted until January 2025 at \$345 per week.

Nestled in Elizabeth North and only a short distance to the Womma Railway Station; Elizabeth North Primary School and centrally located between the major shopping centres of Elizabeth and Munno Para; and with plenty more parks, sports clubs, medical centres and Schools in the surrounding areas you have everything you need in easy reach.

Don't miss out-reach out to Andrew Rose from LJ Hooker today for more details!

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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More About this Property

Property ID	663DFDC
Property Type	House
House Size	83 m ²
Land Area	543 m ²
Including	Built-in-Robes

Andrew Rose 0421 988 597

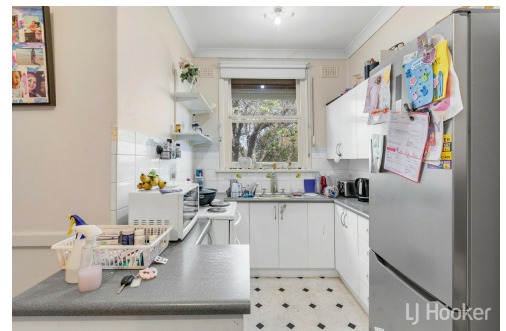
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Gareth Dickins 0417883329

Sales Representative | gareth.dickins@ljhces.com.au

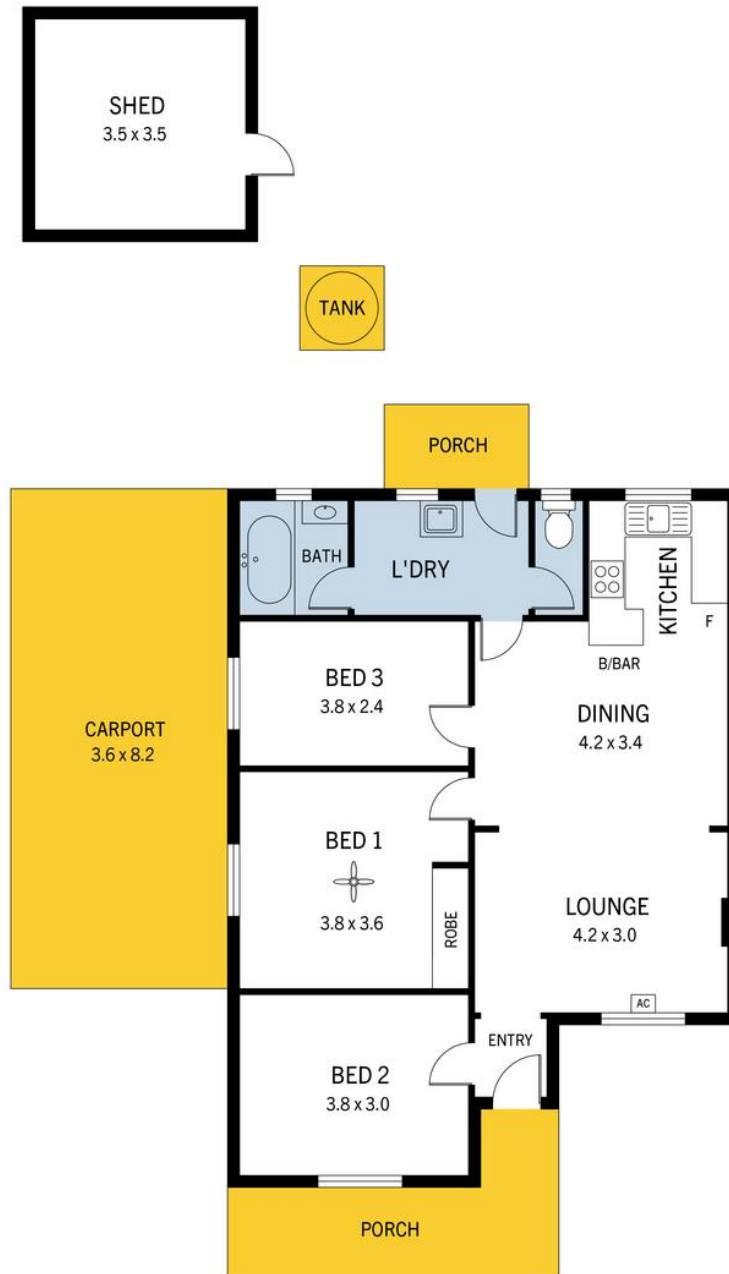
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DISCLAIMER: Floorplan and area calculation are approximate and for illustration purposes only.
Produced by **Property Portraits**

Interior	89m ²	148m² TOTAL
Carport	30m ²	
Shed	12m ²	
Porch	17m ²	