

14 Amport Street, Elizabeth North

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Your Next Investment Property

Proudly presented by Andrew Rose of LJ Hooker, this fantastic example of a well-maintained and neatly presented semi-detached home offers great street appeal in the growing suburb of Elizabeth North. Positioned on a generous allotment of approximately 588sqm, 14 Amport Street presents an excellent opportunity for investors, first home buyers or those looking to downsize.

The home features a well-kept front yard and a spacious backyard ready for your personal touch, offering plenty of room for children and pets to enjoy. Inside, you will find three generously sized bedrooms, a modernised kitchen with ample cupboard space, a formal lounge area and a spacious kitchen and dining area designed for comfortable everyday living.

Key features we love:

- Updated Kitchen
- 3 Good Sized Bedrooms
- Heating and Cooling
- Neat & Tidy throughout
- Low Maintenance front garden
- Large backyard awaiting your personal touch
- Walking distance to Train Station and School
- 588 Sqm (Approx.)

FOR SALE
\$499,000 - \$539,000

VIEW
By Appointment

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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**

Specifications:

- CT / 5232/221
- Council / Playford
- Built / 1960
- Land / 588m2 (approx)
- Rental Estimate / \$440 - \$460 per week
- Easements / Refer CT

Subject to Party Wall Rights over the land marked K (RE 7767499)
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 L (RE 7767499)

Currently tenanted at \$430 per week until 03/06/2027.

Conveniently located within walking distance to Womma Train Station and Elizabeth North Primary School, and only a short drive to Elizabeth City Shopping Centre with its extensive range of shopping, dining and entertainment options, this property offers lifestyle and convenience in one complete package.

For further information or to arrange a suitable viewing time, contact Andrew today!

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	68U1FDC
Property Type	House
Land Area	588 m2
Including	Air Conditioning

Andrew Rose 0421 988 597

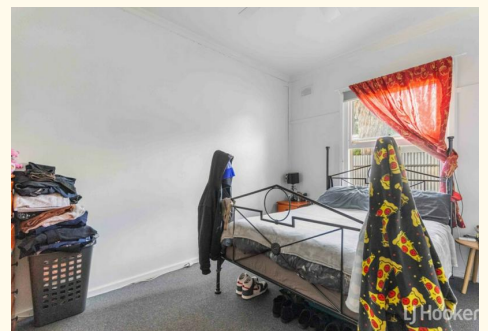
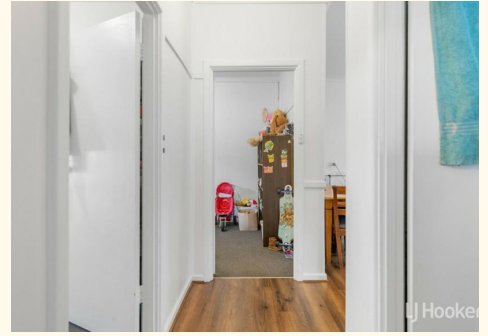
Senior Sales Representative | andrew.rose@ljhces.com.au

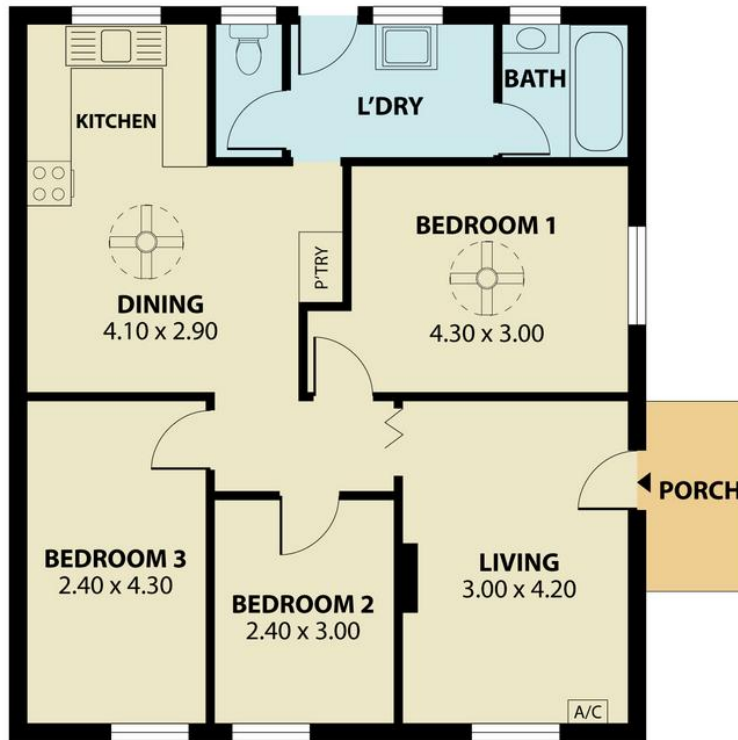
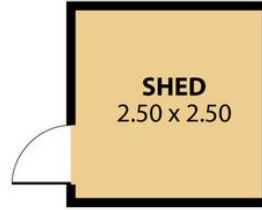
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INTERNAL - 75.0 SQM
EXTERNAL - 9.0 SQM
TOTAL - 84.0 SQM

Please Note: Every care has been taken to verify the correctness of the areas and details used in this leaflet. No warranty or representation is given or made as to the correctness of the information supplied and neither the owners, illustrator nor the Agent accept responsibility for errors or omissions. The sketch is for illustration purposes only and intending purchasers should satisfy themselves independently regarding sizes, layout and location of the property. Please check with local council that all structures are approved by council.

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